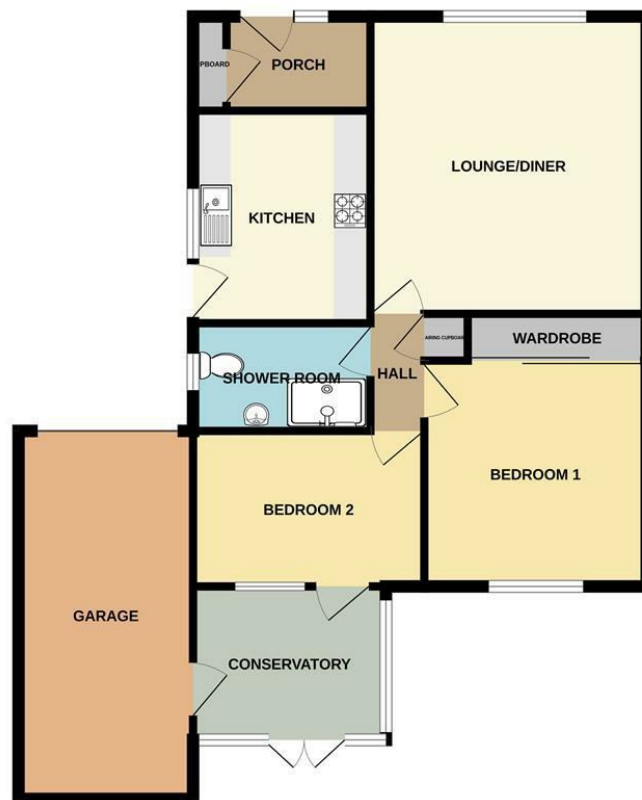
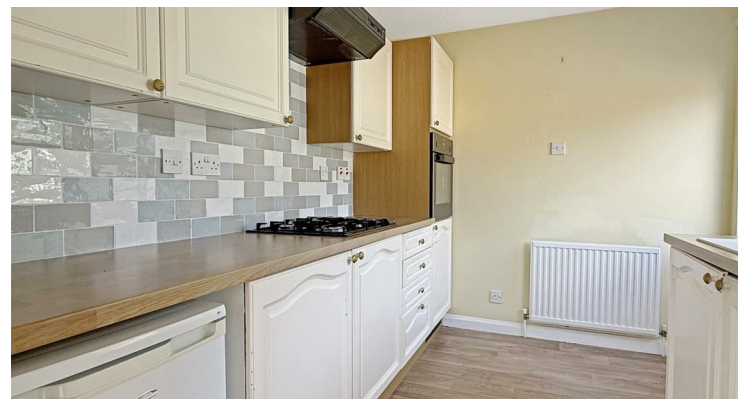


GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix 6/2025



2 Bed Bungalow - Detached

3 Silver Birch Court, Roundswell, Barnstaple, EX31 3RJ

Guide Price

£290,000

- NO CHAIN
- Modern Shower Room
- Lovely Curb Appeal
- Convenient Location
- Garage & Driveway Parking
- Conservatory

Directions

Leave the town proceeding over the long bridge and follow the signs for Bideford, at the Barn henge (stones roundabout) proceed directly across and follow all the way until the 'Cedars Inn' roundabout, take the first exit and proceed down the hill and at the roundabout take the first exit again onto old Bideford road, follow the road to the end turning left onto Birch lane and immediate right onto Silver Birch Court, the property will be found to your left.

**Looking to sell? Let us
value your property
for free!**

Call 01271 327878
or email barnstaple@phillipsland.com

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Overview

Tucked away in a quiet cul-de-sac in the ever-popular area of Roundswell, this delightful two-bedroom detached bungalow offers versatile living and the potential to create a wonderful home tailored to your own style. The property features a bright and spacious lounge/diner, a fitted kitchen, two well-proportioned bedrooms (one with fitted wardrobes), and a modern shower room. A conservatory to the rear provides an additional living space overlooking the garden – perfect as a sunroom or hobby area. Outside, the private rear garden offers plenty of scope for landscaping and outdoor entertaining, while the front garden adds kerb appeal with its established planting. Practical features include a garage with driveway parking, gas central heating, and double glazing throughout. Set in a desirable and convenient location, the bungalow is within easy reach of local shops, schools, and amenities, with Barnstaple town centre just a short drive away. Roundswell is a highly sought-after residential area thanks to its peaceful setting, excellent transport links, and close proximity to the stunning North Devon coast. This property is ideal for downsizers, couples, or those seeking a single-level home with scope to add value. Offered with no onward chain, early viewing is highly recommended.

Services

All Mains Services Connected

Council Tax band

C

EPC Rating

TBC

Tenure

Freehold

Viewings

Strictly by appointment with the Phillips, Smith & Dunn Barnstaple branch on 01271 327878



Outside

Silver Birch Court is a quiet cul-de-sac located in the sought-after Roundswell area, just outside Barnstaple – the bustling heart of North Devon. Barnstaple enjoys a prime setting in the Taw Valley, framed by rolling countryside and within easy reach of the region’s spectacular coastline. From long sandy beaches at Woolacombe and Croyde to the estuary walks at Instow, the area is perfect for outdoor enthusiasts, whether it’s surfing, walking, or simply enjoying a day by the sea. As the main commercial hub for North Devon, Barnstaple provides an excellent choice of everyday amenities including shops, banks, schools, leisure centres, and health facilities. The town combines the convenience of modern retail with the character of traditional markets, offering a lively and welcoming atmosphere. Transport links are strong, with the A361 North Devon Link Road giving direct access to the M5 motorway, and Barnstaple’s train station connecting easily to Exeter and further afield.



Room list:

- Porch**
1.74m x 1.35m (5'8" x 4'5")
- Kitchen**
2.54m x 3.05m (8'3" x 10'0")
- Living Room**
3.98m x 4.33m (13'0" x 14'2")
- Bedroom 1**
3.01m x 3.92m (9'10" x 12'10")
- Bedroom 2**
3.33m x 2.24m (10'11" x 7'4")
- Shower Room**
2.34m x 1.55m (7'8" x 5'1")
- Conservatory**
2.78m x 2.21m (9'1" x 7'3")
- Garage**
2.52m x 5.28m (8'3" x 17'3")