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## Three Bed Semi Detached House

26 Swallow Field, Roundswell, Barnstaple, EX31 3XB

Guide Price

**£275,000**

- DRIVEWAY & CAR PORT
- MODERN KITCHEN
- NEWLY REFURBISHED SHOWER ROOM
- SOUTH FACING GARDEN
- NO CHAIN
- POPULAR RESIDENTIAL LOCATION

## Directions

Leave the town proceeding over the long bridge up Sticklepath Hill continuing all the way until the 'Cedars' roundabout, take the first exit left & at the next roundabout take your 3rd exit signposted Holmacott & Eastleigh. Follow this road taking the 4th turning into Westermoor Way, continue down to the mini roundabout turning right off the roundabout to Swallow Field. Follow the road down and number 26 will be at the bottom of the cul-de-sac on your right hand side.

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

Call 01271 327878  
or email [barnstaple@phillipsland.com](mailto:barnstaple@phillipsland.com)

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## Room list:

### Entrance Hall

4.45m x 2.18m (14'7" x 7'1")

### Kitchen

3.51m x 2.17m (11'6" x 7'1")

### Lounge Diner

4.25m x 4.46m (13'11" x 14'7")

### WC

1.77m x 0.95m (5'9" x 3'1")

### Landing

### Bedroom 1

3.55m x 2.40m (11'7" x 7'10")

### Bedroom 2

3.55m x 2.40m (11'7" x 7'10")

### Bedroom 3

2.11m x 2.00m (6'11" x 6'6")

### Shower Room

1.84m x 1.94m (6'0" x 6'4")

### Car Port

## Property Description

This well presented three bedroom semi-detached home is situated within a quiet cul-de-sac in the ever-popular Roundswell area, offering an excellent opportunity for first-time buyers, families, or investors alike.

The property benefits from a light and modern feel throughout. The ground floor comprises a welcoming entrance hall with useful storage and a convenient cloakroom. The spacious lounge/diner provides a comfortable and versatile living space, with French doors opening directly onto the rear garden, allowing for an abundance of natural light and seamless indoor-outdoor living.

The recently modernised kitchen is well-equipped and thoughtfully designed, featuring a range of contemporary units alongside a sink with drainer, double oven, gas hob with extractor over, and space for appliances including a fridge freezer. A breakfast bar offers a practical dining area, complemented by a built-in wine rack, making this a stylish yet functional space.

To the first floor are three bedrooms, including two well-proportioned doubles and a further single bedroom, ideal as a nursery, guest room, or home office. The accommodation is completed by a newly fitted shower room, featuring a modern walk-in shower and finished to a high standard.

Further benefits include gas central heating, double glazing, and the advantage of being offered to the market with no onward chain.

## Outside & Surrounding Area

Externally, the property enjoys a driveway and car port providing convenient off-road parking.

To the rear, the property boasts a fully enclosed, south-facing garden designed for ease of maintenance. The garden is mainly laid to gravel with patio areas, offering an ideal space for outdoor seating, entertaining, or container gardening. The sunny aspect ensures the garden can be enjoyed throughout the day.

Located within the sought-after Roundswell development, the property is ideally positioned for access to local amenities, including shops, supermarkets, schools, and excellent transport links, with easy access to Barnstaple town centre and the North Devon Link Road.

## Services

All Mains Services Connected

## Council Tax band

C

## EPC Rating

C

## Tenure

Freehold

## Viewings

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

