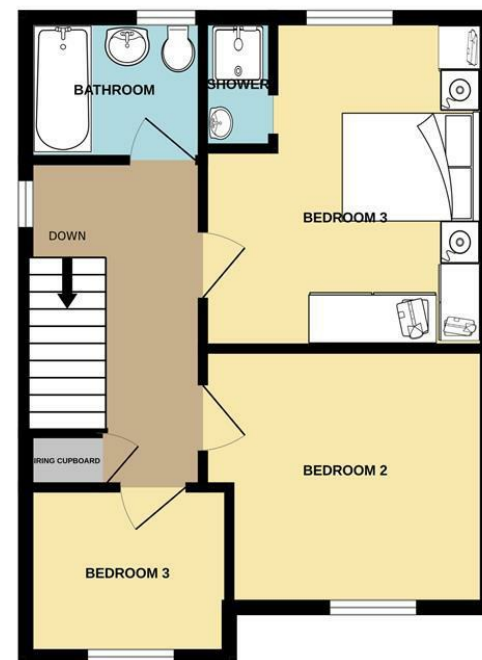


GROUND FLOOR



1ST FLOOR



9 THE COPSE, ROUNDSELL, BARNSTAPLE, EX31 3UU

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.
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Detached 3 Bed House, Garage, Enclosed Garden.

9, The Copse, Roundsell, Barnstaple, EX31 3UU

Offers In The Region Of

£265,000

- Detached Brick Faced House
- Bathroom, Master with Shower
- Hall with Cloakroom off
- Single Car Garage
- Quiet Cul De Sac
- Lounge opening to Dining Room
- Good Sized Enclosed Rear Garden
- 3 Bedrooms
- Kitchen
- Well Stocked, Pond - overgrown

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for free!**

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or email barnstaple@phillipsland.com

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.

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Overview

Set in a quiet cul-de-sac, to the western edge of the Roundswell development, on whcih few houses have been for sale.

Within a short walk is the recently opened, 2020, Primary Academy with intake from 3 to 4 years and Tews Lane playing fields.

The property is approximately midway between the village of Fremington, 2 miles, with its good range of local village facilities whilst a mile east is Sticklepath with local facilities of Fish and Chips, Chinese, Morrisons daily store with Post Office, Cedars Inn. Only a mile or so beyond is the North Devon administrative centre of Barnstaple with more comprehensive facilities.

Footpaths and cycleways track through the development which allow good access to the Roundswell business park where there are Sainsbury's, Lidl's, Dunelm, Costa, McDonalds and a variety of other stores and businesses and all being just north of the A39 North Devon Link road.

The coast, beach and sea is at Instow close by.

Services

All mains connected.

Council Tax

Band D

EPC Rating

Band - TBC

Tenure

Freehold

Viewings

Strictly by appointment with the
Phillips, Smith & Dunn Barnstaple
branch on
01271 327878 Out of hours
MichaelChallacombe 07970
445204



Room list:

Entrance Hall

Cloakroom

1.603 x 0.886 (5'3" x 2'10")

Lounge

3.954 x 3.39 (12'11" x 11'1")

Dining Room

2.708 x 2.707 (8'10" x 8'10")

Kitchen

3.550 x 2.565 (11'7" x 8'4")

Landing

Bedroom 1

3.876 x 3.387 (12'8" x 11'1")

Shower Area

1.533 x 0.811 (5'0" x 2'7")

Bedroom 2

3.017 x 3.001 (9'10" x 9'10")

Bedroom 3

2.377 x 1.980 (7'9" x 6'5")

Family Bathroom

1.843 x 1.663 (6'0" x 5'5")

Off Road Car Space

Detached Garage

5.058 x 2.6 (16'7" x 8'6")

Enclosed Rear Garden