



WOOLLIAMS
Property Services

Guide price £320,000
Meadow Brook, Roundswell, EX31



3

Bedrooms



2

Bathrooms

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The ground floor provides a welcoming and spacious layout, with a large kitchen/diner offering plenty of room for both everyday family life and entertaining. There is also a good-sized lounge, featuring patio doors that open directly onto the impressive south-facing rear garden, creating a lovely connection between the indoor and outdoor living spaces. A particular benefit is the useful ground-floor bedroom, complete with its own en-suite bathroom, making it ideal for guests, family members or those looking for flexible accommodation. The ground floor also benefits from a separate utility room. Upstairs, there are two generously sized double bedrooms, along with a well-appointed family bathroom. Outside, the property boasts a large south-facing rear garden, providing an excellent space for relaxing, entertaining and enjoying the sunshine throughout the day. To the rear of the property, there is off-road parking for two cars.

Situated in the highly sought-after area of Roundswell, this very well-presented three-bedroom detached home offers generous and versatile living accommodation, a substantial south-facing rear garden and convenient parking for two cars.

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Overall, this is a fantastic family home combining spacious accommodation, flexible living space, a generous garden and a popular location close to the amenities and facilities of Roundswell in Barnstaple.

Covered Porch

Entrance Hall

Composite door off, staircase to 1st floor, access to loft storage area, vinyl floor covering.

Utility Room 1.72m x 1.59m (5' 8" x 5' 3")

Inset single drainer sink unit with cupboards and space below, plumbing for washing machine. Wall unit, wall mounted Viessmann gasified combination boiler feeding the hot water and central heating system, radiator, vinyl floor covering.

Lounge 4.35m x 4.26m (14' 3" x 14')

A double aspect room with UPVC double-glazed French doors to the rear garden, feature fire surround with fitted electric fire, TV point, fitted carpet.

Kitchen/Breakfast Room 4.34m x 3.88m (14' 3" x 12' 9")

This was refitted in 2002 with a range of cream units comprising inset one and a half bowl single drainer sink unit with mixer tap, range of drawers and cupboards below. Inset ceramic hob, and space for fridge. Built-in double oven with cupboard above and drawers below, range of wall units, radiator, part tiled walls, vinyl flooring, glazed door to

Rear Porch 1.81m x 0.91m (5' 11" x 3')

UPVC double glazed door to rear, ceramic tile floor.

Bedroom 1 5.67m x 3.28m (18' 7" x 10' 9")

This is an irregular shaped room. UPVC double glazed door to rear garden, full height window. Mirror fronted wardrobes with sliding door, radiator, fitted carpet, door to

Ensuite shower room 1.73m x 1.68m (5' 8" x 5' 6")

There is also a doorway from the hallway. Walk in shower cubicle with folding door, pedestal wash handbasin, close-coupled WC, wall unit, shaver point, heated towel rail, vinyl floor covering.

First Floor Landing

Fitted carpet extending to stairs, two built-in storage cupboards.

Bedroom 2 *3.74m x 3.25m (12' 3" x 10' 8")*

Range of white high gloss built-in wardrobes with three double doors, separate dressing unit. Radiator, fitted carpet.

Bedroom 3 *4.31m x 2.67m (14' 2" x 8' 9")*

Radiator, fitted carpet.

Bathroom *2.17m x 1.97m (7' 1" x 6' 6")*

White suite comprising a panel bath with fully tiled wall area, folding shower screen and Mira shower unit. Vanity wash handbasin with cupboards below, close-coupled WC, heated towel rail, vinyl floor covering.

Garden Workshop/Shed *3.54m x 2.65m (11' 7" x 8' 8")*

Garden Shed *2.05m x 1.47m (6' 9" x 4' 10")*

Outside

The property stands on a quite deceptive level garden plot with a lawn front garden and paved pathway to the front door. The path extends across the front of the property where a pedestrian gate provides access to the side. There is an enclosed side garden area with a large workshop/store and a further gardener's shed, The Eastern boundary bank has been landscaped by the present owner to create a planted garden area, whilst to the rear is a sunny south facing level garden. This has two areas of lawn and a circular paved area with planted central and side beds. A pedestrian gate provides access to the rear of the property with a brick paved hardstanding area which has parking for two cars. Beyond here is a further area of lawn garden. The garden benefits from outside lighting and power, there is also an outside water supply at the side of the house.

Tenure

Freehold

EPC

Rating C

Council Tax

Band D

Services

Mains water, gas, electricity, and drainage connected.

Viewings

By appointment through Woolliams Property Services. Telephone: Office Hours 01271 328586 Out of Office Hours: 07977 269098 or www.woolliamspropertyservices.com

Directions

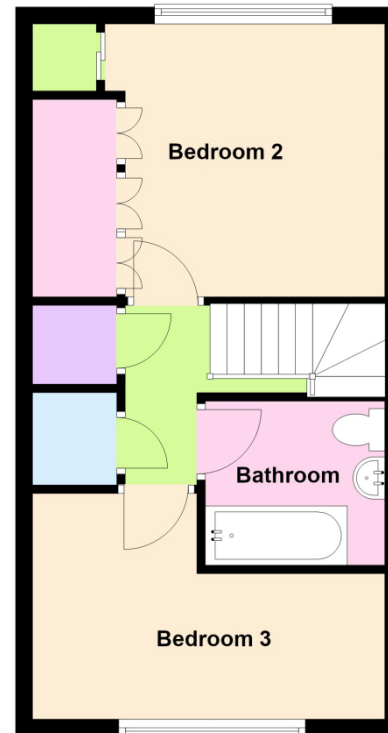
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Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		87
(81-91) B		
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Roundswell, EX31

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A	76	85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		EU Directive 2002/91/EC 

