

14 Higher Westlake Road

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Roundswell, Barnstaple, Devon, EX31 3XN

Local amenities - within a level walk. Barnstaple Town - 2.5 miles. Instow - 5 miles

A well presented four bedroom detached home, with a low maintenance garden & driveway parking

- Well Presented Family Home
- Four Bedrooms & Two Bathrooms
- Open Plan Living
- Driveway Parking
- Low Maintenance Garden
- No Onward Chain
- Council Tax Band D
- Freehold

Guide Price £350,000

SITUATION & AMENITIES

Situated within the ever popular residential location of Roundswell, the property enjoys a convenient, favoured and quiet location within level walking distance of amenities as well as being close to the Tarka Trail, Fremington Quay and the popular village of Instow (around 5 miles away). Barnstaple Town Centre is less than 2.5 miles away and offers an excellent range of amenities including both local and national High Street shops, banks and leisure facilities including Cinema, Theatre and Leisure Centre with North Devon District Hospital on the periphery of the Town. From Barnstaple there is access to the A361 North Devon Link Road which connects in about 45 minutes to Junction 27 of the M5 Motorway where Tiverton Parkway also allows access to London Paddington in about 2 hours. The safe, sandy, surfing beaches of Croyde, Saunton and Woolacombe are within about half an hour, as is Exmoor National Park.







DESCRIPTION
14 Higher Westlake Road is a beautifully presented family home - built circa 1998 - offering thoughtfully designed living accommodation, together with off-road parking, double glazed windows & bi-folding doors and a newly landscaped rear garden.

ACCOMMODATION
The property primarily comprises of four bedrooms and two bathrooms [the main bedroom coming with an en-suite shower room], an open plan living/kitchen area, a bespoke study (possible guest room), a conservatory/family room, wc and a utility room. Features include a conservatory/family room, landscaped garden with decked area with external lighting, a bright and modern kitchen with a 5 ring gas hob & integrated appliances, laminate oak flooring, fitted wardrobes, bespoke display shelving and a large boarded loft space.

OUTSIDE
At the front of the property is a brick paved driveway with parking for three vehicles. There are side returns on both sides - one covered and used as a useful storage area. Access to the house is via a covered porch. To the rear is a landscaped garden with fencing on all sides, and a raised deck providing space to entertain, with outside lighting.

SERVICES
All mains services are connected.

DIRECTIONS
From Barnstaple continue up Sticklepath Hill and at The Cedars roundabout turn left and at the next roundabout turn right. Continue along this road taking the fourth right into Wester-Moor Way, then right into Higher Westlake Road.

AGENTS NOTE
The vendors have agreed the purchase of a new home and with it a part exchange agreement. When a sale is agreed on this property David Wilson Homes politely request exchange of contracts within a 6 week period.

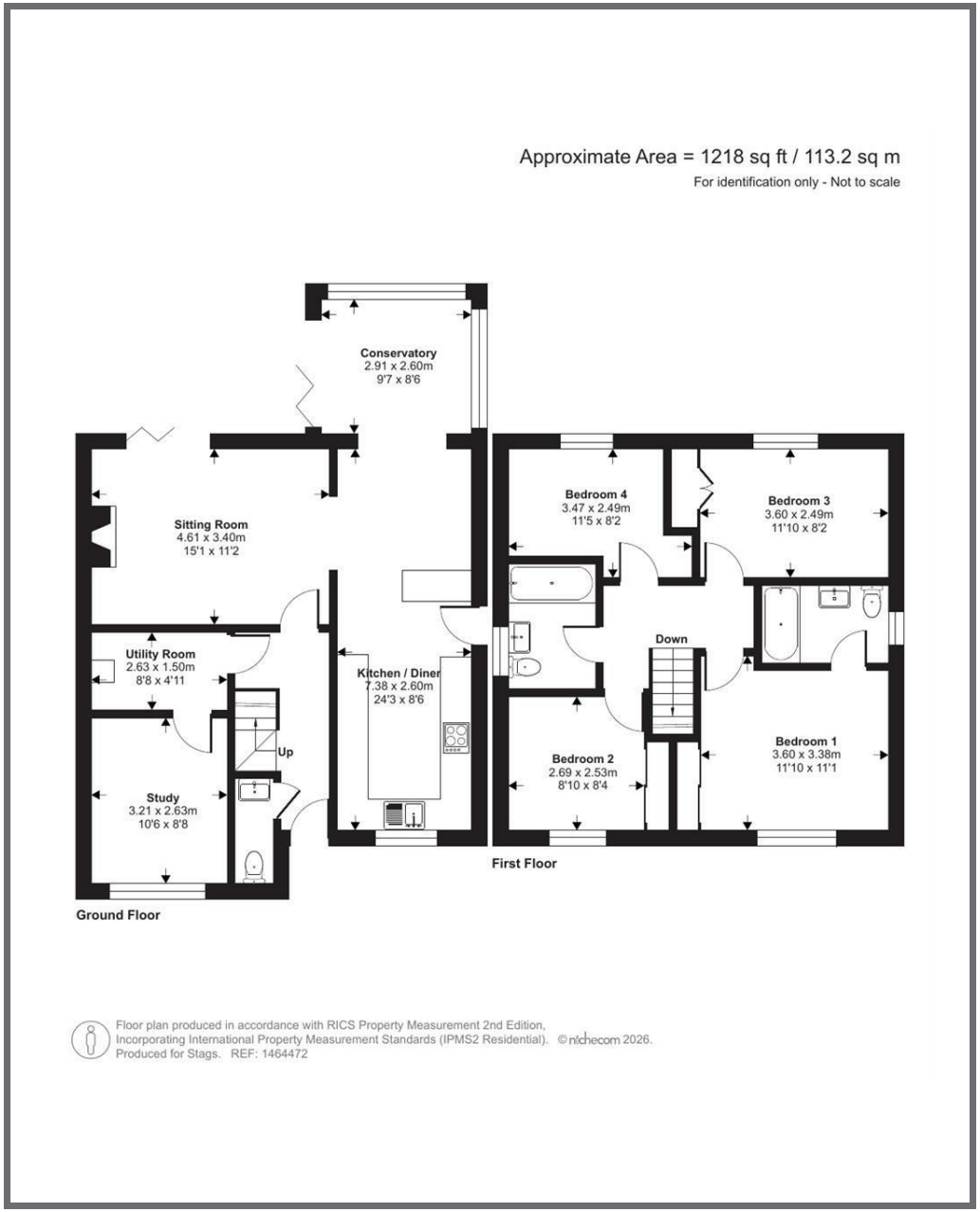


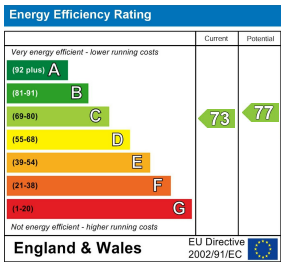




IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.







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