



WOOLLIAMS

Property Services

Guide price £300,000

Dewberry Drive, Roundswell, Barnstaple, EX31



 **2**
Bedrooms

 **1**
Bathroom

2 Queens House, Queen Street, Barnstaple, EX32 8HJ |
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A delightful modern two-bedroom detached bungalow, occupying a tucked-away corner plot in a quiet and sought-after location. Coming to the market for the first time since new, having been owned by the same vendor for over 30 years. The property is offered with no onward chain and presents an excellent opportunity for buyers looking to personalise a home, as it would benefit from some general updating to achieve a contemporary standard. Accommodation comprises a well-proportioned lounge, fitted kitchen, and a conservatory which enjoys pleasant views over the rear garden. There are two bedrooms and a bathroom, all arranged on one level for ease of living. Externally, the bungalow boasts a lovely rear garden, offering a good degree of privacy and an ideal space for relaxation or entertaining. The corner plot position further enhances the sense of seclusion.

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Barnstaple Town offers a good selection of local and national retailers. The coastline of North Devon has glorious sandy beaches such as those found at Saunton, Croyde and Woolacombe with breathtaking clifftop scenery located around the Northern Devon coastline. Exmoor National Park is half an hour drive and provides access to many miles of open and unspoiled countryside.

Entrance Hall

Front door off, built-in storage cupboard, radiator, fitted carpet.

Lounge 4.30m x 4.30m (14' 1" x 14' 1")
Aluminium double glazed sliding patio doors to garden, double radiator, TV point, fitted carpet, door to

Kitchen 3.04m x 2.53m (10' x 8' 4")
Range of white high gloss units comprising inset single drainer sink unit with mixer tap, drawers and cupboards below. Adjoining working surface with space below and plumbing for washing machine, L-shaped working surface with drawers and cupboards below and space for slimline dishwasher. Space for cooker, range of wall units, concealed extractor unit, double radiator, door to

Conservatory 4.30m x 3.01m (14' 1" x 9' 11")
Of aluminium construction with double glazed windows, sliding door to the garden, light and power connected, and a ceramic tiled floor.

Bedroom 1 3.31m x 3.30m (10' 10" x 10' 10")
Built-in wardrobe with sliding mirror fronted doors, radiator, fitted carpet.

Bedroom 2 2.99m x 2.59m (9' 10" x 8' 6")
Radiator, fitted carpet.

Bathroom 2.59m x 2.07m (8' 6" x 6' 9")
Round porthole style window. Coloured suite comprising a Bath with fully tiled wall area, Myra shower unit. Pedestal wash hand basin, close coupled W.C, double radiator, access to loft space, airing cupboard housing factory lagged cylinder, tile effect laminate flooring.

Attached Garage 5.15m x 2.50m (16' 11" x 8' 2")
Up and over door, personal door to rear garden. There is a light & power connected, a wall mounted Optia gas fired boiler feeding domestic hot water and central heating system, loft storage space, and a mezzanine floor area.

Outside

The bungalow occupies a good sized corner plot with private side and rear gardens bordered by feather edge fencing, bushes and privet hedging. The bungalow is approached across a shared brick paved driveway which leads to a private drive with hardstanding for two cars and this leads to the attached garage. There's a pathway to the door and a gravelled front garden area. The rear garden offers a good degree of privacy and is, in our opinion a gardeners delight. There is a good sized sweeping lawn extending across the rear and side of the bungalow, and well stocked beds and borders, a paved path way and patio area as well as an outside tap.

Services

Mains water, gas, electricity, and drainage connected.

Tenure

Freehold

Council Tax

Band - C Please note council tax bandings can be reassessed after a change of ownership, for further information please contact the local authority.

EPC

Rate - C

Viewings

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

Useful Information

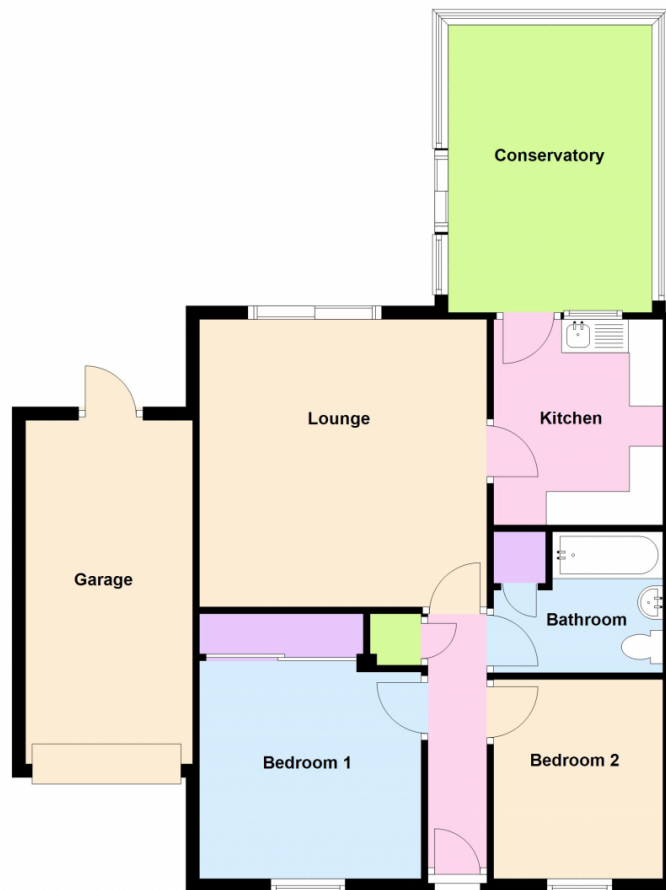
To find out further useful information on this property, such as bin collection days, whether this is a conservation area, planning history, etc, why not check the North Devon Council website: www.northdevon.gov.uk/my-neighbourhood

Directions

what3words//showed.rhino.shifts



Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	69	
(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 

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