



43, Middle Combe Drive



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Roundswell, Barnstaple, EX31 3UY

Barnstaple Town 2.5 miles - Instow 5 miles - Bideford 8.5 miles

A modern & spacious 3 bedroom detached family home benefiting from a single garage & driveway parking

- Popular Residential area
- Well presented throughout
- 3 Bedrooms
- Family bathroom & Ensuite Shower
- Open-plan Kitchen/Diner/Lounge
- Sunny rear garden
- Single Garage
- Driveway Parking
- Council Tax Band D
- Freehold

Guide Price £335,000

SITUATION

Roundswell is within walking distance of amenities including supermarkets, a regular bus service, schooling, place of worship and public houses. The Tarka Trail, Fremington Quay and the popular village of Instow are also nearby. 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 and the 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

Located within the highly popular residential area of Roundswell and within close proximity to ample amenities, this modern and spacious 3 bedroom detached family home which benefit from a single garage and driveway parking.

Internally, the property has been tastefully updated by the current owner and is in very good order. The accommodation comprises of a downstairs WC, and an open-plan 'L' shaped Kitchen/Diner/Lounge with a stylish handle-less kitchen which includes a breakfast bar, integrated appliances, gas hob with extractor above. There is space for dining table and a carpeted lounge area to the front. This is a great space for family and entertaining. From here there is access to the garage and French doors to the garden.

The updated staircase with glass balustrade leads to the first floor where there are 3 good size bedrooms, with the principal benefiting from fitted wardrobes and an ensuite shower. There is also a modern 3-piece suite family bathroom and a useful airing cupboard.

Outside to the front of the property is driveway parking and a single garage with up-and-over door, which has good overhead storage, built-in units and plumbing for white goods, as well as access to the garden. The rear garden is mainly laid with level lawn with a patio terrace seating area ideal for outdoor dining.

SERVICES

All mains connected. Gas central heating



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.



Approximate Area = 883 sq ft / 82 sq m
 Garage = 144 sq ft / 13.3 sq m
 Total = 1027 sq ft / 95.3 sq m
 For identification only - Not to scale

Ground Floor

First Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Stags. REF: 1310448



Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
England & Wales		70	76
<small>EU Directive 2002/91/EC</small>			

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