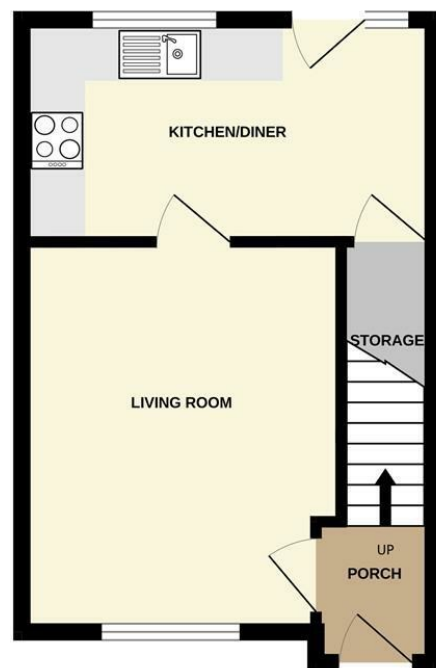
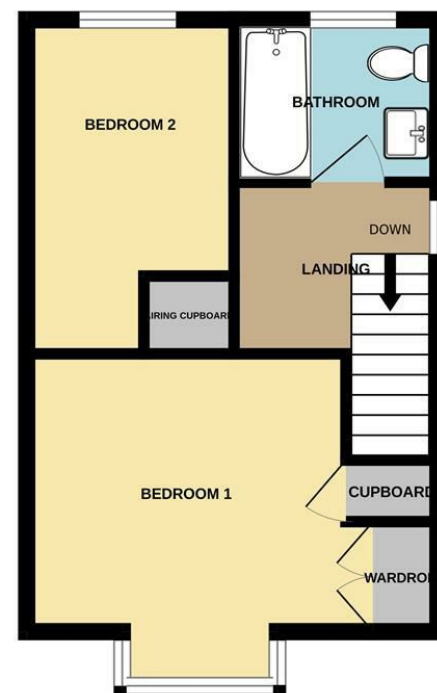


GROUND FLOOR



1ST FLOOR



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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Directions

From Barnstaple Bus Station, exit onto Belle Meadow Lane and follow the signs for the A361 towards Bideford. Continue along the A361 North Devon Link Road for around 1½ miles, then take the exit for Roundswell. At the roundabout at the end of the slip road, take the exit into the Roundswell estate and continue along the main road through the development. Drive past the local shopping area and continue through the residential streets, following signs towards Hornbeam Hollow. Turn into Hornbeam Hollow and follow the road around the cul-de-sac until you reach number 8 on your left hand side.

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Two Bed Semi-Detached House

8 Hornbeam Hollow, Roundswell, Barnstaple, EX31 3QS

Guide Price

£190,000

- NO ONWARD CHAIN
- LOW MAINTENANCE GARDEN
- TWO DOUBLE BEDROOMS
- IDEAL FOR FIRST TIME BUYERS
- CONVENIENT LOCATION
- DRIVEWAY PARKING



Property Description

Offered to the market with no onward chain, this two-bedroom semi-detached house represents an excellent opportunity for first-time buyers, investors or those looking for a conveniently positioned home within the popular Roundswell area of Barnstaple.

The accommodation begins with an entrance porch opening into a good-sized living room, which enjoys plenty of natural light from the front-facing window. From here, a door leads through to the kitchen/diner at the rear of the property, providing space for both cooking and dining. The kitchen is fitted with a range of wall and base units with work surfaces over, incorporating a sink and drainer, together with space for freestanding appliances. A rear door provides direct access out to the garden.

Useful understairs storage completes the ground floor accommodation.

Upstairs, the landing provides access to two well-proportioned double bedrooms. Bedroom one is a particularly generous room positioned at the front of the property and benefits from built-in storage, while the second bedroom overlooks the rear garden and also offers useful built-in storage.

The bathroom is fitted with a three-piece suite comprising a panelled bath with electric shower over, wash hand basin and WC.

The property would benefit from some updating and redecoration in places, giving the incoming purchaser an excellent opportunity to modernise the accommodation to their own taste and create a comfortable home.

Services

Mains Water, Drainage and Electric Connected

Council Tax band

B

EPC Rating

E

Tenure

Freehold

Viewings

Strictly by appointment with the Phillips, Smith & Dunn Barnstaple branch on 01271 327878



Outside & Surrounding Area

To the front of the property is a private driveway providing off-road parking, alongside a low-maintenance front garden. Gated access to the side leads through to the rear.

The rear garden has been designed with ease of maintenance in mind and incorporates paved and gravelled areas, providing space for outdoor seating and entertaining. The garden is enclosed by fencing and also benefits from a timber garden shed providing useful storage.

Hornbeam Hollow is conveniently situated within the popular Roundswell area of Barnstaple, with a good range of everyday amenities close at hand. Roundswell Retail Park and surrounding facilities are readily accessible, while Barnstaple town centre offers a wider range of shops, leisure facilities, schools and transport connections. The location also provides convenient access to the A361 North Devon Link Road, making it well placed for travel towards Bideford, Braunton and beyond.



Room list:

Porch

Living Room

4.05m x 3.31m (13'3" x 10'10")

Kitchen Diner

2.30m x 4.26m (7'6" x 13'11")

Under Stair Storage

Landing

Bedroom 1

2.94m x 4.23m (9'7" x 13'10")

Bedroom 2

3.46m x 2.15m (11'4" x 7'0")

Bathroom

1.69m x 2.01m (5'6" x 6'7")