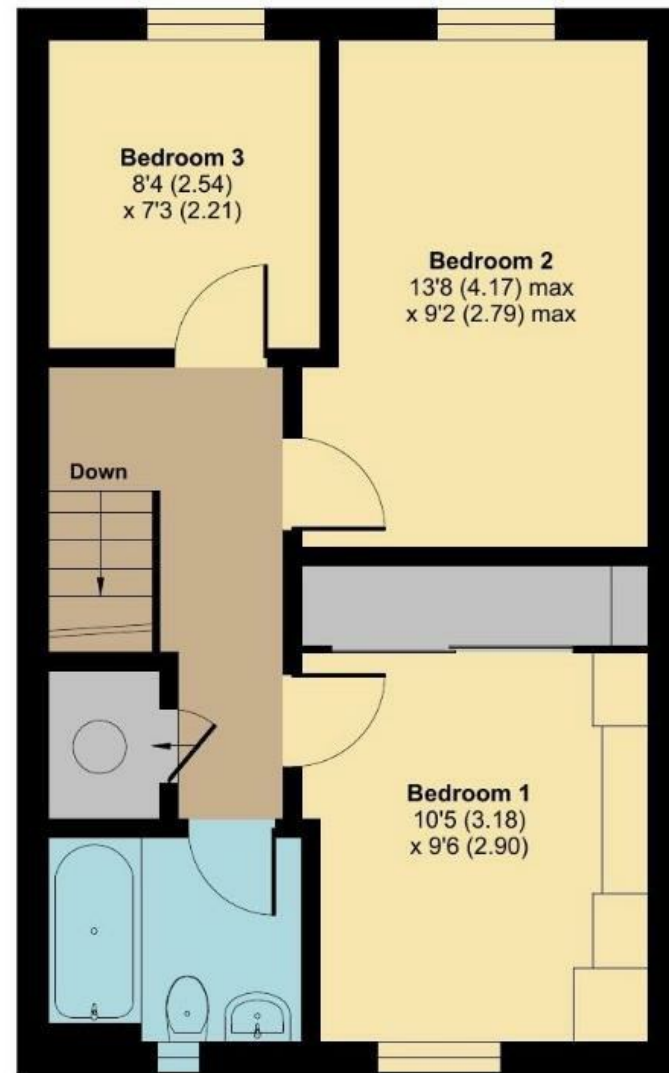




GROUND FLOOR



FIRST FLOOR



Modern 3 Bed Semi-Detached House

7 Speckled Wood Court, Roundswell, Barnstaple, EX31 3SA

40% Shared ownership

£120,000

- 40% PART OWNERSHIP
- AIR SOURCE HEATPUMP
- NHBC WARRANTY REMAINING
- MODERN OPEN PLAN KITCHEN
- IMMACULATELY PRESENTED HOUSE
- DOUBLE LENGTH DRIVEWAY
- TWO DOUBLE BEDROOMS
- POPULAR RESIDENTIAL LOCATION
- IDEAL FOR FIRST TIME BUYERS

Looking to sell? Let us
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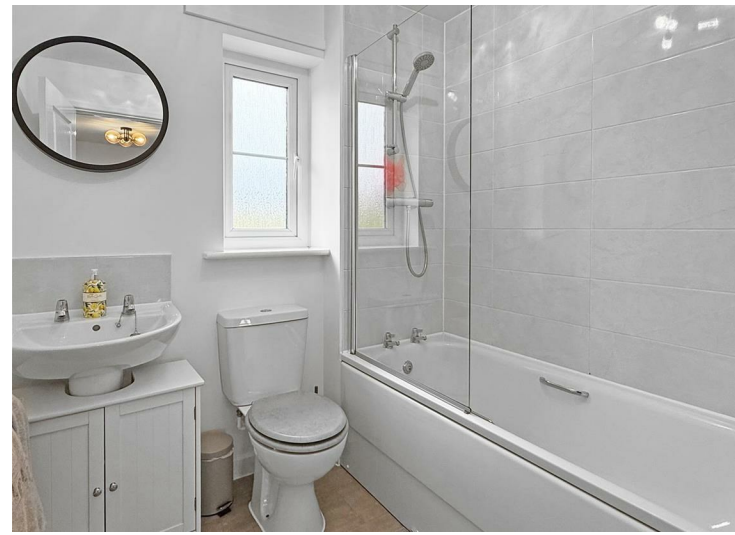
Directions

Exit Barnstaple up Sticklepath Hill from the 'Stonehenge' roundabout, continue on the A3125 until you get to the Cedars roundabout. Take the 1st exit heading down the hill towards Roundswell, once you reach the next roundabout take the 3rd exit onto the Old Bideford Road. Follow along until the next roundabout where you will need to exit via the 3rd exit onto Brookside Tews Lane, take the first left turning onto Wedlake Way followed by a right turn onto Speckled Wood Court, Number 7 will be situated on your left hand side.

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.

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Our company registration number is 04753854 and we are registered in England and Wales.



Room list:

Living Room
3.91m x 4.90m (12'9" x 16'0")

Open Plan Kitchen Diner
4.14m max x 4.93m (13'6" max x 16'2")

WC
1.97m x 1.21m (6'5" x 3'11")

Landing
3.49m x 1.95m (11'5" x 6'4")

Bedroom 1
3.18m x 2.90m (10'5" x 9'6")

Bedroom 2
4.17m x 2.79m (13'8" x 9'1")

Bedroom 3
2.54m x 2.21m (8'3" x 7'3")

Bathroom
1.88m x 2.04m (6'2" x 6'8")

Storage Cupboard

Boiler Cupboard

Driveway

Outside & Surrounding Area

Externally, the property enjoys a double-length driveway providing off-road parking for multiple vehicles. To the rear, the garden has been thoughtfully designed for ease of maintenance, featuring a combination of patio and lawn, making it ideal for outdoor dining, entertaining, or relaxing. A covered seating area adds further versatility, allowing year-round use.

Situated within the ever-popular Roundswell development, the property is perfectly positioned for convenient everyday living, with a range of nearby amenities including supermarkets, local shops, schools, and leisure facilities. Barnstaple town centre is just a short drive away, offering a wider selection of retail, dining, and entertainment options, along with access to the Tarka Trail and scenic riverside walks. The North Devon Link Road is easily accessible, providing excellent transport connections towards Exeter and beyond, while the stunning North Devon coastline, including Instow, Saunton, and Croyde, is within easy reach for weekend outings.



Property Description

The ground floor features a spacious and well-proportioned living room, finished with neutral décor and plenty of natural light, creating a warm and inviting space for relaxing or entertaining. To the rear, the property benefits from a contemporary open-plan kitchen/dining room, fitted with a range of modern units, integrated appliances, and ample worktop space. The dining area provides direct access to the rear garden, enhancing the home's practicality and flow. A convenient ground floor WC completes the downstairs accommodation.

Upstairs, the property offers two generous double bedrooms and a third single bedroom, ideal as a nursery, home office, or guest room. The main bedroom is particularly well-sized, while the second bedroom comfortably accommodates a double bed. A modern family bathroom is fitted with a clean white suite, including bath with shower over, WC, and wash basin.

The home further benefits from useful storage throughout, including cupboard space, an NHBC warranty remaining, and is presented to a high standard, ready for immediate occupation.

Local Connection Requirement:

Applicants must have a local connection to North Devon.

Purchasing Options:

If eligible, you may increase your share in the property over time.

Shared Ownership is a Part Buy, Part Rent scheme that helps you get on the property ladder with a smaller upfront payment. You purchase an initial share of your home using a mortgage from a bank or building society, while paying a subsidised rent on the remaining share. In most cases, the combined monthly mortgage and rent is less than the cost of buying a similar property outright. Over time, you can purchase additional shares (known as staircasing) until you own your home outright at 100%.

Additional Cost:

Reservation fee: £500 (Once completed, £500 is added to your rent account)

Please be aware that Shared Ownership purchases may involve additional legal fees during the conveyancing process. Your solicitor will be able to provide advice on these.

Remaining lease term is 119 years

If a buyer purchases the 100%, this lease term will fall away on completion

Full Market Value: £300,000

40% Share Price £120,000

Monthly rent = £375.76

Monthly Service Charge = £34.99

Monthly Buildings Insurance = £15.64

Services

Mains Electric, Water & Drainage

Air Source Heat Pump CH

Council Tax band

C

EPC Rating

B

Tenure

Leasehold

Viewings

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

01271 327878

