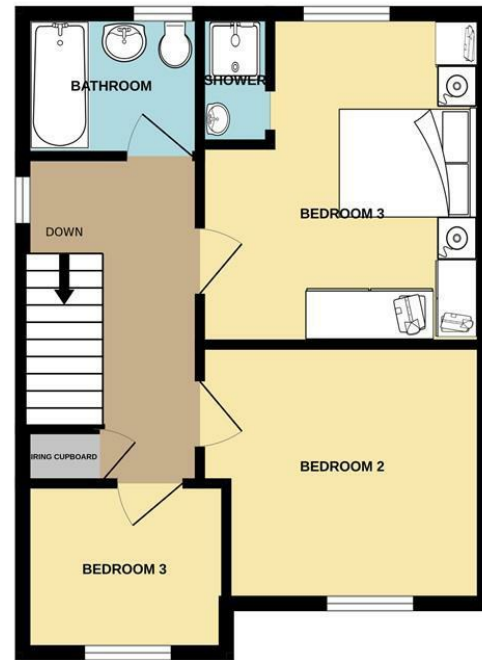


GROUND FLOOR



1ST FLOOR



9 THE COPSE, ROUNDSWELL, BARNSTAPLE, EX31 3UU

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.  
Made with Metropix ©2024



**Detached 3 Bed House, Garage, Enclosed Garden.**

9, The Copse, Roundswell, Barnstaple, EX31 3UU

Offers In The Region Of  
**£265,000**

- Detached Brick Faced House
- Bathroom, Master with Shower
- Hall with Cloakroom off
- Single Car Garage
- Quiet Cul De Sac
- Lounge opening to Dining Room
- Good Sized Enclosed Rear Garden
- 3 Bedrooms
- Kitchen
- Well Stocked, Pond - overgrown

**Looking to sell? Let us  
value your property  
for free!**

Call 01271 327878

or email [barnstaple@phillipsland.com](mailto:barnstaple@phillipsland.com)

**Directions**

From Barnstaple and the Roundswell roundabout at Sticklepath take the exit up the hill to Instow and Bideford. Proceed to the second roundabout and take the first exit. At the bottom of the hill take the 3rd exit at the roundabout onto Holmacott/Eastleigh road. Drive to next roundabout and take the 3rd exit into Tews Lane. After a short drive turn tight into Swallowfield. Shortly left into Westermoor Drive and after a few hundred yards left into Middlecombe and almost immediate into The Copse. Using what3words enter [///offices.yesterday.storage](https://www.what3words.com/#!/offices.yesterday.storage)

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.  
Copyright 2016 Phillips Smith & Dunn. All rights reserved. Phillips Smith & Dunn is a name of P. S. & D. Limited.  
Our company registration number is 04753854 and we are registered in England and Wales.



## Room list:

### Entrance Hall

**Cloakroom**  
1.603 x 0.886 (5'3" x 2'10")

**Lounge**  
3.954 x 3.39 (12'11" x 11'1")

**Dining Room**  
2.708 x 2.707 (8'10" x 8'10")

**Kitchen**  
3.550 x 2.565 (11'7" x 8'4")

### Landing

**Bedroom 1**  
3.876 x 3.387 (12'8" x 11'1")

**Shower Area**  
1.533 x 0.811 (5'0" x 2'7" )

**Bedroom 2**  
3.017 x 3.001 (9'10" x 9'10")

**Bedroom 3**  
2.377 x 1.980 (7'9" x 6'5")

**Family Bathroom**  
1.843 x 1.663 (6'0" x 5'5")

### Off Road Car Space

**Detached Garage**  
5.058 x 2.6 (16'7" x 8'6")

### Enclosed Rear Garden

## Overview

Set in a quiet cul-de-sac, to the western edge of the Roundswell development, on which few houses have been for sale.

Within a short walk is the recently opened, 2020, Primary Academy with intake from 3 to 4 years and Tews Lane playing fields.

The property is approximately midway between the village of Fremington, 2 miles, with its good range of local village facilities whilst a mile east is Sticklepath with local facilities of Fish and Chips, Chinese, Morrisons daily store with Post Office, Cedars Inn. Only a mile or so beyond is the North Devon administrative centre of Barnstaple with more comprehensive facilities.

Footpaths and cycleways track through the development which allow good access to the Roundswell business park where there are Sainsbury's, Lidl's, Dunelm, Costa, McDonalds and a variety of other stores and businesses and all being just north of the A39 North Devon Link road.

The coast, beach and sea is at Instow close by.

## Accommodation

A brick built south and west facing detached house with 3 bedrooms and family bathroom with on the ground floor a hall with cloakroom off, a lounge opening into a separate dining room. There is a fitted kitchen.

Enclosed rear garden which is currently in need of some attention but has in the past been very well stocked.

There is a detached garage and trips front off-road car parking spaces.

The accommodation although structurally sound would benefit from a little updating, possible new kitchen, new carpets, floor coverings and decoration.

## Services

All mains connected.

## Council Tax

Band D

## EPC Rating

Band - TBC

## Tenure

Freehold

## Viewings

Strictly by appointment with the Phillips, Smith & Dunn Barnstaple branch on 01271 327878 Out of hours MichaelChallacombe 07970 445204

