



Bond
Oxborough
Phillips

Changing Lifestyles

6 Hele Close
Roundswell
Barnstaple
Devon
EX31 3UW

Offers In Excess Of: £300,000
Freehold



Changing Lifestyles

01271 371 234
barnstaple@bopproperty.com

6 Hele Close, Roundswell, Barnstaple, Devon, EX31 3UW

A WELL-MAINTAINED DETACHED BUNGALOW OFFERED FOR SALE WITH NO ONWARD CHAIN



- 2 Bedrooms (1 En-suite)
- Modern Shower Room
- Generous Lounge / Dining Room flowing through to a bright Conservatory overlooking the garden
- Private & sunny rear garden - perfect for relaxing or entertaining
- Single Garage & driveway parking for 2 vehicles
- Peaceful cul-de-sac location with easy access to local shops, amenities & transport links
- This is a lovely, well-proportioned home in a great location



Situated within the popular residential development of Roundswell, all local amenities are close to hand with numerous superstores and supermarkets. Barnstaple Town Centre is within reach with many high street and independent stores, restaurants, a cinema, public houses and a wide variety of leisure facilities.

The North Devon Link Road is also convenient and a bus service operates in the area. A branch railway line links Barnstaple with Exeter St. David's and to Exeter Central for the excellent shopping facilities.



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On the market for sale with no onward chain is this well-maintained 2 Bedroom detached bungalow, nestled in a peaceful cul-de-sac location within Roundswell. Offering spacious yet low-maintenance living, this home is sure to resonate with downsizers or those looking for a more peaceful lifestyle.

Inside, the property offers 2 comfortable double Bedrooms, with the Main Bedroom enjoying its own En-suite Shower Room. There's also a separate modern Shower Room, ideal for guests or family. The generous Lounge / Dining Room provides a great social space and flows nicely into a bright Conservatory that looks out onto a private and sunny rear garden - perfect for relaxing or entertaining. A well-appointed Kitchen with ample space for white goods completes the layout of this fantastic home.

Outside, the bungalow benefits from a Single Garage with handy access from the garden, plus off-road parking for 2 vehicles and gated side access. The quiet cul-de-sac location adds to the sense of privacy.

The property benefits from close proximity to level, tarmacked access routes suitable for pedestrians and mobility scooters, providing convenient access to the shops at Roundswell, including the nearby church at the Roundswell Community Centre. A regular bus service operates in the area, offering direct connections to the town centre for work or shopping, as well as easy access to the hospital. A purchaser with mobility challenges (either current or anticipated) would still be able to access a wide range of local amenities without the need for a car.

This is a lovely, well-proportioned home in a great location - ideal for those looking for easy, single-level living in a quiet and practical setting.

Council Tax Band

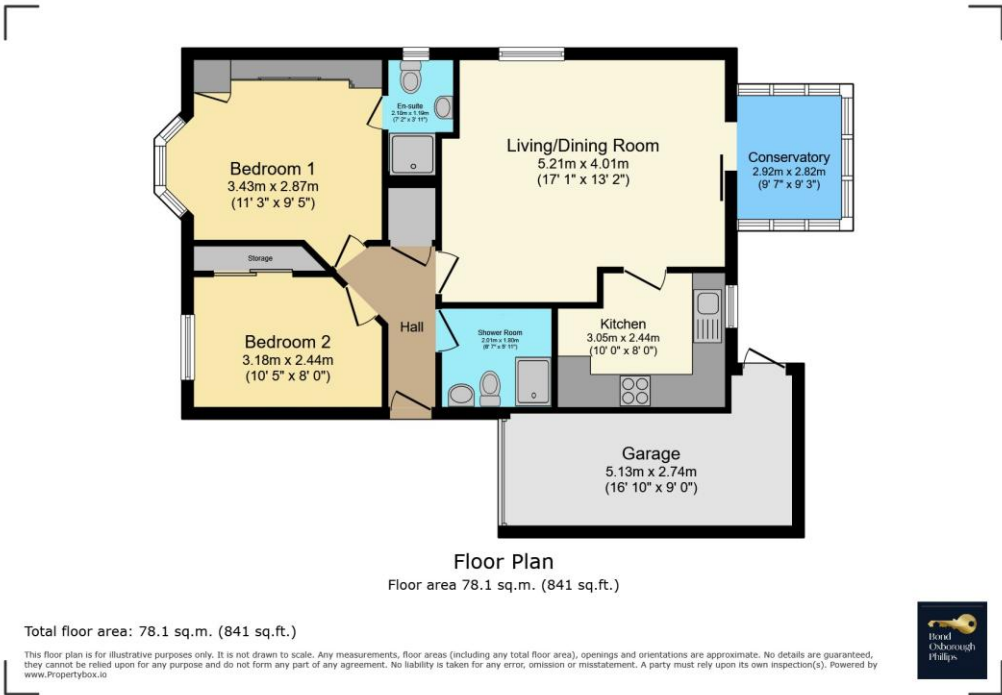
C - North Devon Council



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Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01271 371 234 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Directions

Directions to this property can be easily found by using What3words: <https://w3w.co/modules.deeds.mended>

From Barnstaple Town Centre, head west on the A3125 towards Boutport Street and follow the A3125 to Old Bideford Road. Take a right onto Wester-Moor Way and proceed through the roundabout. Turn left into Middle Combe Drive before turning left onto Hele Lane. Turn right into Hele Close to where number 6 will be situated with a For Sale board.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 – £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

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