Bond Oxborough Phillips

Changing Lifestyles

6 Wester-Moor Way
Roundswell
Barnstaple
Devon
EX31 3XG

Guide Price: £249,950 Freehold

Changing Lifestyles

01271 371 234
barnstaple@bopproperty.com

6 Wester-Moor Way, Roundswell, Barnstaple, Devon, EX31 3XG

AN ATTRACTIVE SEMI-DETACHED HOME WITH A CONSERVATORY

- 2 Bedrooms
- Spacious 15' bay-fronted Lounge
- Well-appointed 13' Kitchen positioned to the rear
- Conservatory enjoying an attractive outlook over the rear garden
- Generously sized, low-maintenance rear garden
- Off-road parking for 3 vehicles
- Popular and established Roundswell location
- Ideal first time purchase or buy-to-let investment

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Situated within the popular and well-established residential area of Roundswell, 6 Wester-Moor Way is an attractive and well-maintained 2 Bedroom semi-detached home, benefiting from off-road parking for 3 vehicles and a generously sized, low-maintenance rear garden. The property would make an excellent first time purchase, comfortable home for a couple or appealing buy-to-let investment.

The accommodation is entered through an Entrance Hall with stairs rising to the first floor and access into the spacious 15' bay-fronted Lounge. This welcoming principal reception room is tastefully presented and features a focal-point fireplace, while the generous bay window allows plenty of natural light to enter.

Positioned to the rear is a well-appointed 13' Kitchen, fitted with a range of wall and base units complemented by work surfaces and tiled splashbacks. There is space for the usual freestanding appliances, together with room for a breakfast table and chairs. A doorway leads from the kitchen into the 12'10 x 6'6 Conservatory, which is currently arranged as a dining room. Enjoying an attractive outlook over the rear garden, this versatile addition provides an excellent setting for everyday dining and entertaining, while offering direct access outside.

On the first floor, the landing serves 2 well-presented Bedrooms. The principal bedroom is a comfortable double room and benefits from fitted wardrobes, while the second bedroom offers flexibility for use as a guest room, child's bedroom or home office. Completing the accommodation is a Bathroom fitted with a modern 3-piece white suite comprising a panelled bath, pedestal wash hand basin and WC.

Outside, the property enjoys a garden of considerable size that has been designed with ease of maintenance in mind. Predominantly paved, it provides ample room for outdoor furniture and includes a dedicated seating area - ideal for alfresco dining or relaxing during the warmer months. Established trees and planting create an attractive, leafy backdrop and a pleasing degree of privacy. The garden also benefits from a useful wooden storage shed and pedestrian side access.

Agents Note
The vendor would be willing to include any items of furniture as part of the sale.

Council Tax Band
B - North Devon Council

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Ground Floor
Floor area 32.7 sq.m. (351.97 sq.ft.)

First Floor
Floor area 25.5 sq.m. (274.48 sq.ft.)

Total floor area: 58.20 sq.m. (626.44 sq.ft.)

This floor plan is for illustrative purpose only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed. They cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by WWW.Propertybox.io

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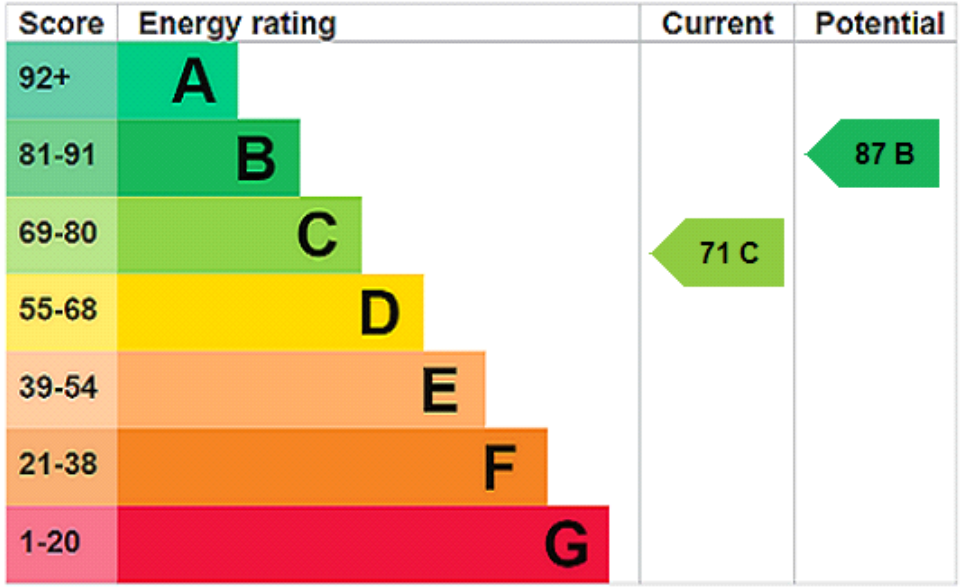
If you are considering selling or letting your home, please contact us today on 01271 371 234 to speak with one of our expert team who will be able to provide you with a free valuation of your home.



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Directions

What3words: ///objective.afterglow.tasty

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