



Bond
Oxborough
Phillips

Changing Lifestyles

19 Rooksbridge View
Roundswell
Barnstaple
Devon
EX31 3GU

Guide Price: £299,950 Freehold



Changing Lifestyles

01271 371 234
barnstaple@bopproperty.com

19 Rooksbridge View, Roundswell, Barnstaple, Devon, EX31 3GU

A SEMI-DETACHED HOME IN A QUIET CUL-DE-SAC WITH 2 PARKING SPACES



- 3 Bedrooms (1 En-suite)
- Spacious Living Room with front-facing window
- Kitchen / Diner with double doors opening onto the garden
 - First Floor Bathroom & Ground Floor Cloakroom
 - Off-road parking for two cars
- Enclosed lawned rear garden with paved patio & gated side access
- With its practical layout and convenient location, this is a home well worth viewing.



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Situated in a quiet cul-de-sac in the popular Roundswell area, 19 Rooksbridge View is a well-proportioned 3 Bedroom semi-detached home with off-road parking and an enclosed rear garden. Shops, schools and everyday amenities are close by while Barnstaple town centre offers a wider choice of shopping, dining and leisure facilities.

The Entrance Porch provides a useful place for coats and shoes, with a ground floor Cloakroom just off it. Beyond is a spacious Living Room with a front-facing window and a handy understairs storage cupboard. To the rear, the Kitchen / Diner offers plenty of room for a family dining table, with double doors opening onto the garden.

Upstairs are 3 Bedrooms and the Family Bathroom. The main bedroom benefits from a built-in wardrobe and an En-suite Shower Room, while the second bedroom is another generous double. The third bedroom would also make a useful home office or nursery.

Outside, the enclosed rear garden is laid to lawn and has a paved patio seating area - ideal for summer barbecues. There is gated side access, while parking for 2 cars is available to the front.

With its practical layout and convenient location, this is a home well worth viewing.

Council Tax Band

C - North Devon Council

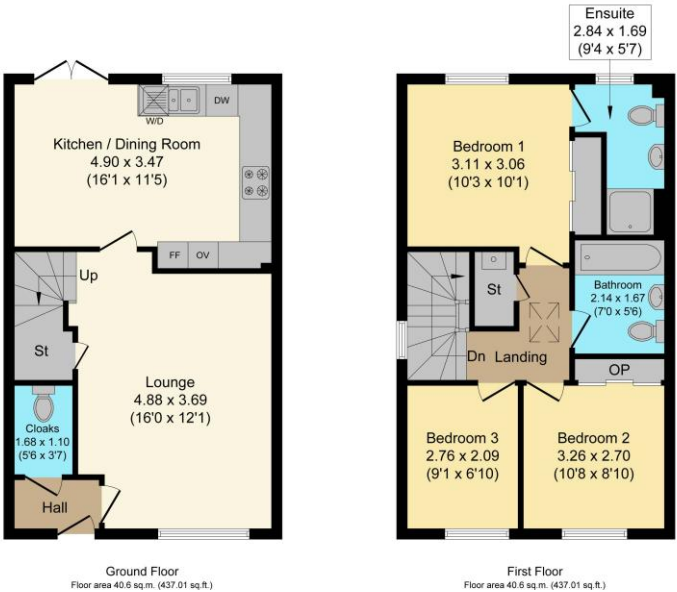
Agents Note

We are advised by the vendors that there is a Maintenance Charge of approximately £296.00 per annum payable for future management of the estate and maintenance of areas of open space.



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Total floor area: 81.20 sq.m. (874.02 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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Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

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Directions

Directions to this property can be easily found by using What3words: <https://w3w.co/blueberry.secondly.asterisk>