



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

12 Rookabear Avenue  
Roundswell  
Barnstaple  
Devon  
EX31 3GS

**Guide Price: £450,000 Freehold**



Changing Lifestyles

01271 371 234  
barnstaple@boproperty.com

12 Rookabear Avenue, Roundswell, Barnstaple, Devon, EX31 3GS

A STUNNING DETACHED PROPERTY PRESENTED IN SHOW HOME CONDITION



- 4 Bedrooms (1 En-suite)
- Spacious & elegantly styled Lounge bathed in natural light
- Beautifully designed Kitchen / Diner connecting to the private rear garden
  - Stylish downstairs Cloakroom
  - Modern Family Bathroom
  - Immaculate front garden
- Private, landscaped, low-maintenance rear garden
- Detached oversized Garage & driveway parking for 3 vehicles
  - This home is move-in ready, meticulously maintained & finished to the highest standard



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## Overview

**This stunning 4 Bedroom detached home is presented in show home condition and is situated within the highly desirable Redrow development at Roundswell. Boasting a pristine finish throughout, the property features a detached oversized Garage with electric up and over door, with driveway parking for 3 vehicles.**

**The spacious and elegantly styled Lounge at the front of the home is bathed in natural light, thanks to a large bay window, creating a bright and inviting atmosphere. At the heart of the home is a beautifully designed Kitchen / Diner, seamlessly connecting to the private rear garden - ideal for modern living and entertaining. The Kitchen is superbly appointed with matching wall and base units, integrated appliances including a double oven, gas hob and fridge / freezer, and a dishwasher. A discreet utility cupboard provides additional space for a washing machine and tumble dryer, ensuring a clutter-free Kitchen. A stylish downstairs Cloakroom adds further convenience. A useful understairs storage cupboard in the Hallway contains the BT hub.**

**Upstairs on the Landing is an airing cupboard housing a pressurised hot water cylinder and loft access via a hatch. The light-filled Landing leads to 3 generously sized double Bedrooms and a versatile fourth Bedroom, perfect as a home office. The rear elevated Bedrooms benefit from having clear and distant countryside views. The Main Bedroom is an exquisite retreat, featuring a sleek En-suite Shower Room and bespoke triple fitted wardrobes for ample storage. A modern Family Bathroom which is fitted with a contemporary 3-piece suite, including a new bath and overhead shower, completes this level.**

**Externally, the property is just as impressive. The immaculate front garden is neatly framed with a lush lawn and mature hedging, enhancing its kerb appeal. The private low-maintenance rear garden is beautifully landscaped, featuring a gravelled area with artificial grass, raised flower beds, and a mix of wall and fence boundaries for added privacy. Side gated access leads directly to the driveway and garage, offering both security and practicality. There is also a garden shed discretely located behind the Garage.**

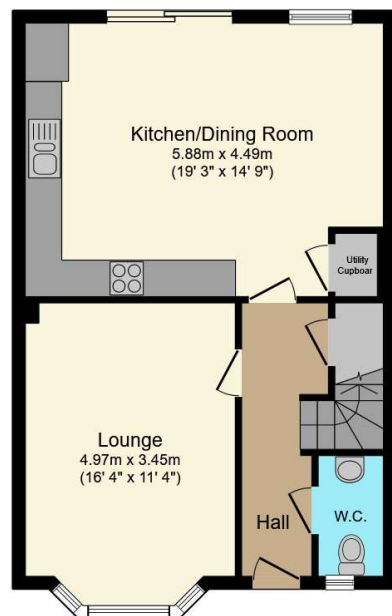
**This home is move-in ready, meticulously maintained and finished to the highest standard- ideal for those seeking a stylish and contemporary living space in a sought after location.**

### Council Tax Band

E - North Devon Council

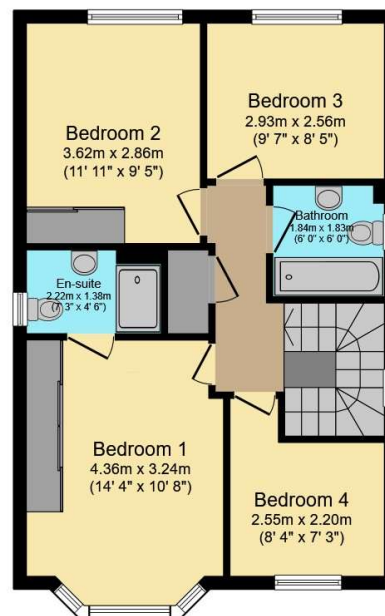
### Agent Notes

- Alarm system fitted in 2022
- Gas central heating
- Outside lighting and cold water supply
- Garage has power and external lighting. (Power and lighting is also connected to the garden shed)
- The property benefits from the remaining balance of an original 10-year NHBC which commenced in 2017
- We are advised by the vendors that there is a Maintenance Charge of approximately £203.00 for the year to July 2025, payable for future management of the estate and maintenance of areas of open space



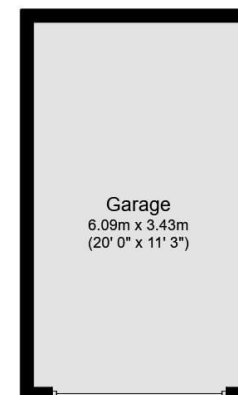
**Ground Floor**

Floor area 54.3 m<sup>2</sup> (585 sq.ft.)



**First Floor**

Floor area 54.3 m<sup>2</sup> (585 sq.ft.)



**Garage**

Floor area 20.7 m<sup>2</sup> (223 sq.ft.)

**TOTAL: 129.4 m<sup>2</sup> (1,393 sq.ft.)**

This floor plan is for illustrative purposes 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](http://www.Propertybox.io)





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## Area Information

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.

## Directions

Directions to this property can be easily found by using What3words: <https://w3w.co/enabling.calls.swimsuits>

From Barnstaple Town follow directions towards Bickington / Fremington and continue up Sticklepath Hill. Upon reaching the roundabout at the Cedars Inn, take the left hand turning. At the next roundabout, turn right onto Old Bideford Road. Follow this road to the mini roundabout where turn left into Glenwood Drive. Continue for a short distance turning right into Rookabear Avenue. Continue bearing left and then right, before proceeding along the straight for a short distance to where number 12 will be located as the first property on your right hand side.

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 and 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 available 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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## We are here to help you find and buy your new home...

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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.

Please do not hesitate to contact  
the team at Bond Oxborough  
Phillips Sales & Lettings on

**01271 371 234**

for a free conveyancing quote and  
mortgage advice.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	