

3 Barum Ware Way
Roundswell
Barnstaple
Devon
EX31 3WG

Offers Over: £325,000 Freehold



Changing Lifestyles

01271 371 234
barnstaple@boproperty.com

3 Barum Ware Way, Roundswell, Barnstaple, Devon, EX31 3WG

A BEAUTIFULLY PRESENTED SEMI-DETACHED HOME



- 4 Bedrooms (1 En-suite)
- L-shaped open-plan Kitchen / Dining / Lounge area
 - Ground Floor Cloakroom & First Floor Bathroom
 - Parking for 3 vehicles & Single Garage with utility facilities
 - Sunny, westerly-facing rear garden retreat, designed for easy upkeep
- This property offers an ideal blend of modern living & practicality in a fantastic location, making it an excellent choice for families & professionals alike
 - No onward chain



Changing Lifestyles

01271 371 234
barnstaple@bopproperty.com

Overview

This beautifully presented 4 Bedroom semi-detached home is situated in the highly sought after area of Roundswell and is available for sale with no onward chain. Benefiting from the remaining years of an NHBC warranty, this modern property offers spacious and stylish living throughout.

Upon entering, a welcoming Hallway provides access to a useful understairs storage cupboard and a modern 2-piece Cloakroom. The heart of the home is the L-shaped open-plan Kitchen / Dining / Lounge area, which is enhanced by high quality luxury vinyl tiled flooring. The Kitchen is well-equipped with fitted wall and floor units, an integrated fridge / freezer, space and plumbing for a dishwasher, a gas hob, electric ovens, and a wall-mounted combination boiler.

The First Floor Landing features a loft hatch and a convenient internal storage cupboard. The Primary Bedroom is a bright and spacious dual aspect double room, complete with 2 double fitted wardrobes, a dressing area and a generous En-suite Shower Room with a shower enclosure, a WC and wash hand basin. The second Bedroom is a well-proportioned double, offering ample space for freestanding wardrobes. Bedroom 3, also a double and well-proportioned, benefits from a front-facing window, while the fourth Bedroom, currently furnished with a double bed, includes a fitted double-width wardrobe. A modern 3-piece Family Bathroom completes the upper floor.

Externally, the property boasts parking for 3 vehicles in addition to a full-size Single Garage. The low-maintenance front garden features gravel and a patio pathway leading to the front door. The rear garden is a sunny, westerly-facing retreat, designed for easy upkeep with a raised patio, artificial turf, decking and a pergola, creating the perfect setting to enjoy warm evenings. Additionally, there are bedding borders, a garden shed and access to the rear of the Garage. The Garage, itself, is thoughtfully designed with utility facilities to the rear, including cupboards, worktop with an inset sink, plumbing and space for a washing machine and tumble dryer, as well as power and light connected and an electric roller door.

This property offers an ideal blend of modern living and practicality in a fantastic location, making it an excellent choice for families and professionals alike.

Agents Note

The property benefits from the remaining balance of an original 10-year NHBC warranty which commenced in 2020.

We are advised by the vendors that there is a Maintenance Charge of £150.00 per annum payable for future management of the estate and maintenance of areas of open space.

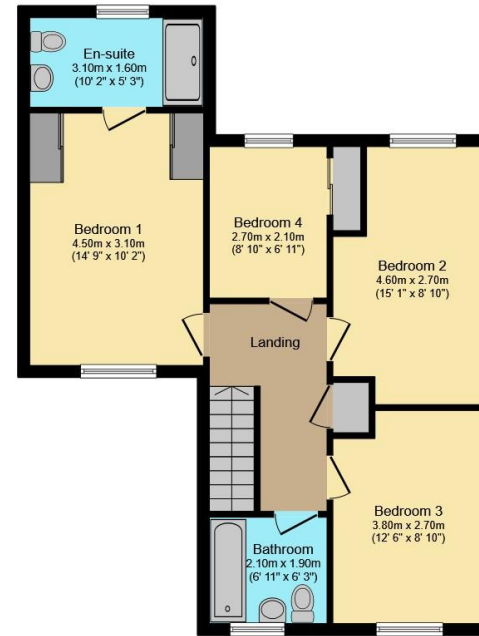
Council Tax Band

D - North Devon Council



Ground Floor

Floor area 61.3 m² (659 sq.ft.)



First Floor

Floor area 61.3 m² (659 sq.ft.)

TOTAL: 122.5 m² (1,319 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





3 Barum Ware Way, Roundswell, Barnstaple, Devon, EX31 3WG



Changing Lifestyles

01271 371 234
barnstaple@boproperty.com

3 Barum Ware Way, Roundswell, Barnstaple, Devon, EX31 3WG



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

From Barnstaple Town Centre continue over the Long Bridge and up Sticklepath Hill. Upon reaching the roundabout at the Cedars, take the left hand turning and continue on to the next roundabout. Take the right hand turning signposted Holmacott / Eastleigh. Follow this road and, at the end, turn right at the roundabout onto Claypits Road. Follow this road taking the first left hand turning into Higher Gorse Road. Take the next left hand turning into Barum Ware Way and immediately turn right and continue to the end of the road to where the property will be found at the end on your left hand side with a numberplate and For Sale board clearly displayed.

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.

Changing Lifestyles

01271 371 234
barnstaple@bopproperty.com

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

105-106 Boutport Street
Barnstaple
Devon
EX31 1SY

Tel: 01271 371 234

Email: barnstaple@bopproperty.com

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+) A		93
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	