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Changing Lifestyles

45 Higher Gorse Road
Roundswell
Barnstaple
Devon
EX31 3WS

Guide Price: £390,000 Freehold



Changing Lifestyles

01271 371 234
barnstaple@bopproperty.com

45 Higher Gorse Road, Roundswell, Barnstaple, Devon, EX31 3WS

A BEAUTIFULLY PRESENTED DETACHED HOME



- 4 Bedrooms (1En-suite)
- Constructed approximately 4 years ago
- Bright Living Room with bay window, fireplace & French doors opening to the low-maintenance rear garden
- Impressive open-plan Kitchen / Dining Room with breakfast bar
- Ground floor Cloakroom & first floor Bathroom
 - Driveway parking & Garage
 - Occupying a peaceful position within a desirable modern development



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Overview

Occupying a peaceful position within a desirable modern development on Higher Gorse Road, Roundswell, this beautifully presented 4 Bedroom detached home offers generous living space and contemporary style throughout. Constructed approximately 4-years ago, this 'Woolacombe' design property combines quality modern finishes with an efficient layout ideal for families or professionals.

Inside, the Entrance Hall welcomes you into a bright and spacious Living Room featuring an attractive bay window that floods the space with natural light. This well-proportioned room provides ample space for both relaxing and entertaining, whilst an attractive flame effect fireplace enhances the home's cosy appeal.

The impressive open-plan Kitchen / Dining Room spans the full width of the property, creating the perfect hub for family life. Fitted with a substantial breakfast bar area, as well as a comprehensive range of matching cupboards and drawers together with integrated appliances, it offers both style and practicality. French doors open directly onto the rear garden, making it ideal for summer dining and entertaining. A convenient ground floor Cloakroom completes the downstairs accommodation.

Upstairs, the spacious landing leads to 4 comfortable Bedrooms, each well-proportioned and filled with natural light. The Principal Bedroom enjoys its own En-suite Shower Room, while the remaining Bedrooms are served by a sleek and contemporary Family Bathroom comprising a panelled bath with shower over, WC and wash hand basin.

Outside, the rear garden has been designed for ease of maintenance, offering a mix of level lawn and paved seating areas ideal for relaxing or alfresco dining. To the side of the house, a private driveway provides off-road parking and access to the Garage.

Council Tax Band

E - North Devon Council

Approximate Area = 1288 sq ft / 119.6 sq m

Garage = 219 sq ft / 20.3 sq m

Total = 1507 sq ft / 139.9 sq m

For identification only - Not to scale



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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/beaks.confetti.nowadays>

From our office on Boutport Street, head north and continue onto High Street. At the junction with Old Bideford Road (A39), turn left and follow the road out of town towards Roundswell. Continue along Old Bideford Road, passing the junctions for Sticklepath and Whiddon Valley. As you approach Roundswell, turn right onto Higher Gorse Road. Continue for a short distance until number 45 will be found on your left 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...

105-106 Boutport Street

Barnstaple

Devon

EX31 1SY

Tel: 01271 371 234

Email: barnstaple@bopproperty.com

Have a property to sell or let?

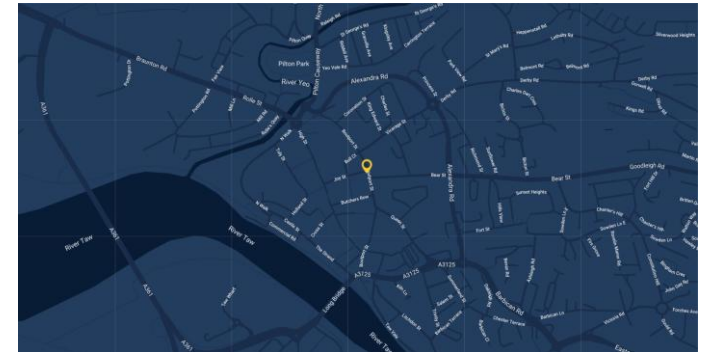
If you are considering selling or letting your home, please contact us today on 01271 371 234 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

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.

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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