



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

26 Meadow Park  
Roundswell  
Barnstaple  
Devon  
EX31 3QX

**Offers Over: £200,000 Freehold**



Changing Lifestyles

01271 371 234  
barnstaple@boproperty.com

26 Meadow Park, Roundswell, Barnstaple, Devon, EX31 3QX

A WELL-LOCATED SEMI-DETACHED HOME WITH GENEROUS GARDEN & RESIDENTS' PARKING



- 2 Bedrooms
- Comfortable Living Room
- Kitchen / Dining Room with fitted appliances & garden access
- Upstairs Bathroom
- Generous rear garden (approximately 40' x 25') with lawn & shed
- Scope for modernisation
- Peaceful cul-de-sac setting
- Ideal purchase for both first time buyers & buy-to-let investors



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## Changing Lifestyles

**A well-located 2 Bedroom semi-detached home, quietly positioned within a peaceful cul-de-sac in the popular Roundswell area of Barnstaple. Offering residents' parking and a generous rear garden measuring approximately 40' x 25', this property represents an excellent opportunity for first time buyers and buy-to-let investors alike, with scope to update and enhance to individual taste.**

**Stepping inside, the accommodation comprises a comfortable Living Room leading through to a Kitchen / Dining Room, fitted with a range of appliances and offering ample space for a dining table. A door opens directly onto the rear garden, creating an easy flow between indoor and outdoor areas.**

**Upstairs, there are 2 Bedrooms, both well-proportioned, along with a Bathroom fitted with a WC, wash hand basin and a panelled bath.**

**Outside, the generous rear garden extends to around 40' x 25', mainly laid to lawn and featuring a useful storage shed and pedestrian side access. The space offers great potential for landscaping or outdoor entertaining.**

**Ideally situated close to local amenities, transport links and schools, 26 Meadow Park offers a fantastic opportunity to acquire a home with excellent potential in one of Barnstaple's most convenient residential locations.**

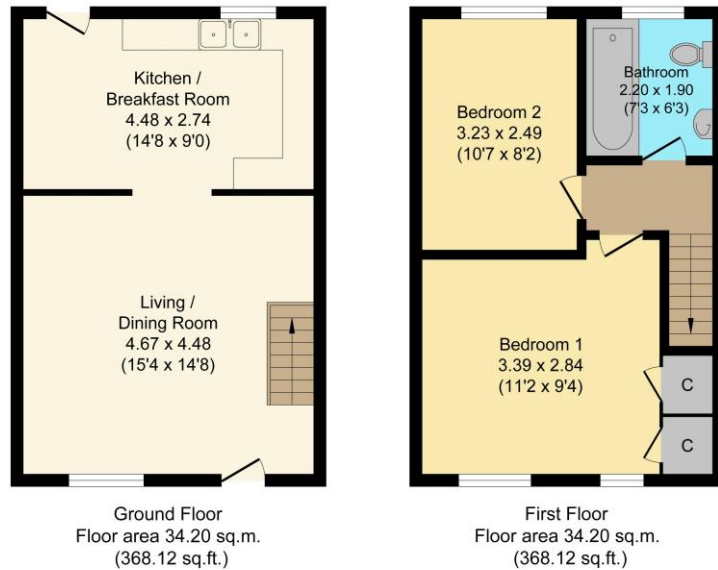
### **Council Tax Band**

B - North Devon Council

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Total floor area: 68.40 sq.m. (736.24 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](http://www.propertybox.io)



## 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Directions

Directions to this property can be easily found by using What3words: <https://w3w.co/perform.fruitcake.refrain>

From Barnstaple Town Centre, continue over the Long Bridge and up Sticklepath Hill / A3125. At the roundabout, take the second exit onto Bickington Road. At the next roundabout, take the first exit onto the A3125 (Roundswell). Proceed straight across the following roundabout, then at the next roundabout take the first exit onto Old Torrington Road. Continue along Old Torrington Road and take the third left hand turning into Meadow Park. Follow the road around to where number 26 will be found 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 & 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 able 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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