



Bond
Oxborough
Phillips

Changing Lifestyles

15 Barum Ware Way
Roundswell
Barnstaple
Devon
EX31 3WG

Guide Price: £270,000 Freehold



Changing Lifestyles

01271 371 234
barnstaple@bopproperty.com

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

A STYLISH DETACHED COACH HOUSE WITH A VERSATILE GARDEN STUDIO

- 2 double Bedrooms
- Stylish Bathroom
- Contemporary open-plan Living / Dining Room & sleek modern Kitchen
- Garden Studio with Bedroom & Shower Room - ideal as ancillary space or home office
- Short walk to Roundswell primary school, the park & sports ground
 - Garage & parking for 2 vehicles
 - Enclosed, private & sunny garden



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Set within the heart of Roundswell and just a short stroll from the primary school, local park and sports facilities, this stylish detached coach house delivers modern comfort and convenience, whilst being only a short drive from Barnstaple town.

Built approximately 5 years ago and benefiting from the remainder of a 10-year warranty, the home features a bright, open-plan living space with a sleek contemporary kitchen including integrated appliances, leading to a sociable lounge and dining area. The 2 double bedrooms provide comfortable accommodation and are served by a modern family bathroom.

The ground floor offers a valuable garage with a generous storage area. To the front, there is driveway parking for 2 vehicles.

A standout feature is the private and sunny rear garden, designed for low-maintenance enjoyment with timber decking, stone chippings and a paved patio with arbour - a perfect setting for outdoor dining and relaxation.

Within the garden sits a versatile studio currently arranged with a double bedroom and shower room - ideal as ancillary accommodation, a creative space or an impressive home office setup.

A fantastic opportunity for first time buyers, downsizers or buy-to-let investors seeking a contemporary home in a sought after and well-connected location.

Council Tax Band

B - North Devon Council



Changing Lifestyles

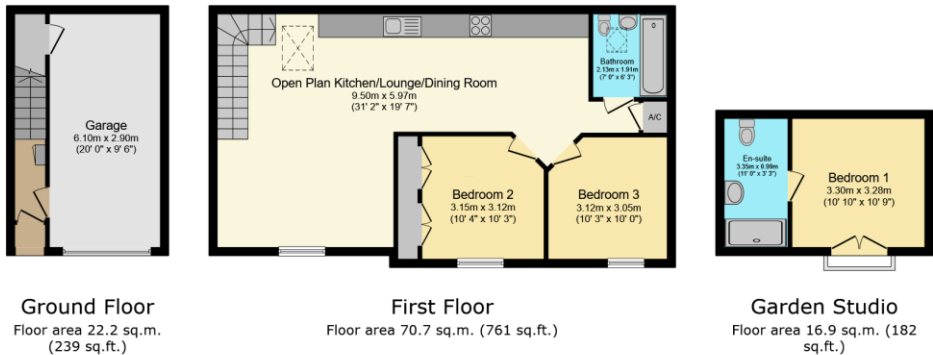
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Have a property to sell or let?

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.



Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	81 B	
69-80	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/mentioned.swerves.possibly>

From the roundabout on Sticklepath Hill, take the second exit. At the next roundabout, take the second exit onto Bickington Road / A3125. At the next roundabout, take the first exit onto A3125. At the next roundabout, take the third exit onto Old Bideford Road. At the roundabout, take the third exit into Brookside. Turn left onto Claypits Road. Turn left onto Higher Gorse Road. Follow this road as it bears right and turn right and then left to where 15 Barum Ware Way will be found on your right.

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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