



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

4 Claypits Road  
Roundswell  
Barnstaple  
Devon  
EX31 3WJ

**Asking Price: £325,000 Freehold**



Changing Lifestyles

01271 371 234  
barnstaple@boproperty.com

4 Claypits Road, Roundswell, Barnstaple, Devon, EX31 3WJ



## A BEAUTIFULLY MAINTAINED FORMER SHOW HOME

- 3 Bedrooms (1 En-suite)
- Spacious L-shaped Living Room with French doors opening directly onto the rear garden
  - Stylish, contemporary fitted Kitchen
- Downstairs Cloakroom & upstairs Bathroom
  - Enclosed rear garden
  - Garage & driveway parking
  - No onward chain



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## Changing Lifestyles

An immaculately presented and beautifully maintained former show home, this superb 3 Bedroom detached family residence offers exceptional style and comfort throughout. Ideally situated within the ever-popular Roundswell development and offered to the market with no onward chain, 4 Claypits Road presents a superb opportunity for buyers seeking a truly turn-key home, ready to move straight into and enjoy.

The accommodation is thoughtfully arranged and finished to a high standard throughout. A welcoming Entrance Hall leads to a stylish, contemporary Kitchen, well-equipped with integrated appliances and an excellent range of wall and base units providing ample storage and workspace. There is a useful understairs storage cupboard and a conveniently positioned ground floor Cloakroom. The Living Room is a particularly impressive feature of the home – an L-shaped, light-filled space offering clearly defined areas for both relaxation and dining, with French doors opening directly onto the rear garden, creating an ideal setting for both everyday living and entertaining.

To the first floor, the property continues to impress with 3 well-proportioned Bedrooms, 2 of which are comfortable doubles. The principal bedroom benefits from its own modern En-suite Shower Room, while the remaining bedrooms are served by a contemporary Family Bathroom. The landing is bright and airy and provides additional built-in storage.

Externally, the enclosed rear garden features a well-maintained lawn alongside gravelled sections and a paved patio area, providing an ideal space for outdoor dining and family enjoyment. The garden is further enhanced by thoughtfully positioned planting and outdoor lighting. To the front, the property benefits from driveway parking and a Single Garage.

Early viewing is highly recommended to fully appreciate the quality, space and convenient location this excellent home has to offer.

### Council Tax Band

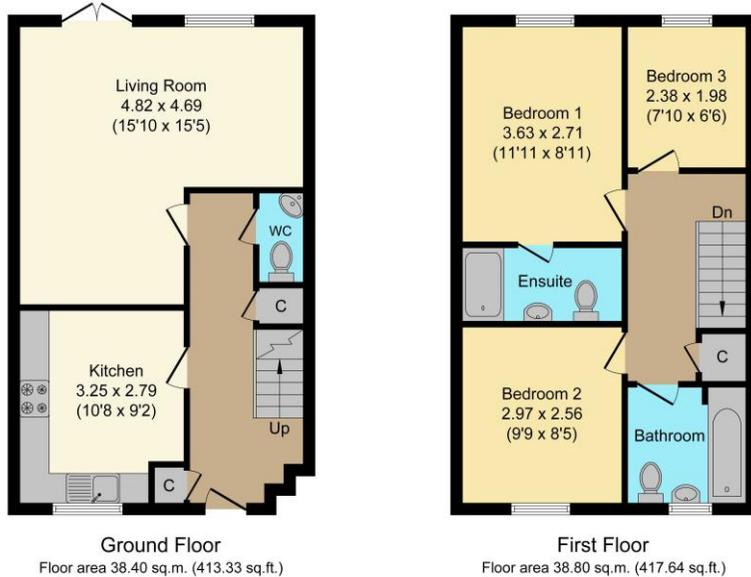
D - North Devon Council



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Total floor area: 77.20 sq.m. (830.97 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		95 A
81-91	B	83 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/orchestra.grudging.archives>

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 to where number 4 will be found on your right hand side with a numberplate.

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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