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Phillips

Changing Lifestyles

24 Higher Westlake Road
Roundswell
Barnstaple
Devon
EX31 3XW

Guide Price: £325,000 Freehold



Changing Lifestyles

01271 371 234
barnstaple@boproperty.com

24 Higher Westlake Road, Roundswell, Barnstaple, Devon, EX31 3XW

A DETACHED HOME WITH GARAGE, DRIVEWAY PARKING & GENEROUS GARDEN



- 3 Bedrooms (1 En-suite)
- Living Room with archway through to Dining Room with French doors opening onto the rear garden
- Modern fitted kitchen
- Detached Garage & driveway parking
- Particularly attractive rear garden (measuring approximately 70' x 30') with gently flowing stream running along the boundary
- No onward chain



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.



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Situated in the sought after area of Roundswell, this well-presented 3 Bedroom detached home benefits from a detached garage, off-street parking, and a generous rear garden, and is offered to the open market with no onward chain, making it an ideal purchase for a smooth and straightforward move.

The ground floor accommodation is both practical and inviting. The Entrance Hall provides access to a useful Cloakroom and leads into a comfortable Living Room, with an attractive archway opening through to the Dining Room. This space comfortably accommodates a family dining table and benefits from French doors leading out to the rear garden, allowing for excellent natural light. Additional features include modern glazed internal doors and a useful understairs storage cupboard.

The Kitchen, which houses the combination boiler for the gas central heating, is equipped with a range of matching wall and base units, work surfaces with inset sink, plumbing for a washing machine, a gas cooker point with extractor over and space for a fridge / freezer.

Upstairs, the property offers 3 Bedrooms, including 2 generous doubles and a single bedroom. The principal bedroom benefits from its own En-suite Shower Room, while the remaining bedrooms are served by a Family Bathroom fitted with a close coupled WC, wash hand basin and a panelled bath with shower over. A large linen cupboard is conveniently located on the landing.

Externally, the property continues to impress. To the front is a Detached Garage with power, lighting and useful roof storage, along with driveway parking and additional parking space to the side of the garage. The rear garden is a particularly attractive feature, measuring approximately 70' x 30', comprising a paved patio seating area leading to a lawned garden. There is useful pedestrian side access. Adding further charm, a gently flowing stream runs alongside the left hand boundary, creating a peaceful and unique outdoor setting.

Council Tax Band

D - North Devon Council

Estimated Rental Income

Based on these details, our Property Management Department suggest an approximate gross monthly rental income of £1,100-£1,200. This is a guide only and should not be relied upon for mortgage or finance purposes. Rental values can change and a formal valuation will be required to provide a precise market appraisal.



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Total floor area: 79.30 sq.m. (853.57 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



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		
69-80	C	70 C	76 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/rather.awestruck.sisters>

From Barnstaple continue over the Long Bridge and up Sticklepath Hill. Upon reaching the roundabout at the Cedars Inn, take the left hand turning. At the next roundabout, turn right onto Old Bideford Road. Take the fifth right hand turning into Wester-moor Way and take the second turning onto Higher Westlake Road to where number 24 will be located 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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