



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

24 Hele Lane  
Roundswell  
Barnstaple  
Devon  
EX31 3XZ

**Guide Price: £289,950 Freehold**



Changing Lifestyles

01271 371 234  
barnstaple@boproperty.com

24 Hele Lane, Roundswell, Barnstaple, Devon, EX31 3XZ

A BEAUTIFULLY PRESENTED SEMI-DETACHED HOUSE - PERFECT FOR FAMILY LIVING



- 3 Bedrooms (1 En-suite)
- Spacious Living / Dining Room with patio doors opening to the garden
- Well-equipped Kitchen
- Family Bathroom
- Single Garage & off-street parking
- Generous rear garden with deck, lawn, pond & shed
- Potential to convert garage into additional living space



Changing Lifestyles

01271 371 234  
barnstaple@boproperty.com

## Overview

**Occupying a quiet cul-de-sac in Roundswell, Barnstaple, this immaculately presented 3 Bedroom semi-detached home (Master with En-suite) is a perfect family property. Boasting excellent kerb appeal, a garage, off-street parking, and a generous, well-maintained rear garden, it offers both style and practicality.**

**An inviting Entrance Hall leads to all principal rooms, with stairs rising to the first floor and a door providing access to the single garage. There is potential to convert the garage into additional living space, similar to the property next door, for any buyer looking to expand.**

**The Living / Dining Room is a standout feature, offering ample space for large furniture and sliding patio doors that open onto the beautiful rear garden, creating a light and welcoming environment.**

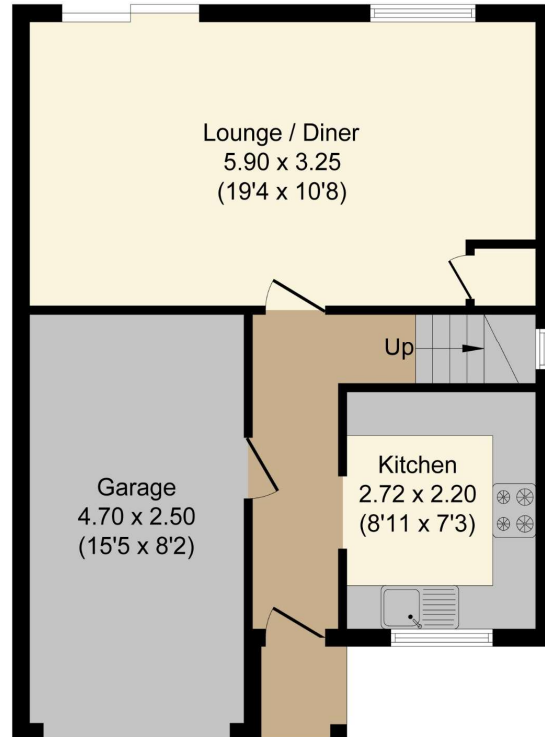
**The Kitchen is fitted with a matching range of cupboards and drawers, a 1.5 stainless steel sink set into oak-effect work surfaces, space for an under-counter fridge, plumbing for a washing machine, and a built-in electric hob with oven beneath and an extractor fan above.**

**Upstairs, 3 well-proportioned Bedrooms include a master with a 3-piece En-suite Shower Room. A Family Bathroom completes the first floor, featuring a WC, wash hand basin and panelled bath.**

**Externally, the front of the property offers a Garage and off-street parking, while the rear garden is a true highlight. It includes a decked seating area, lawn, wooden storage shed, pond and convenient pedestrian side access.**

### **Council Tax Band**

C - North Devon Council

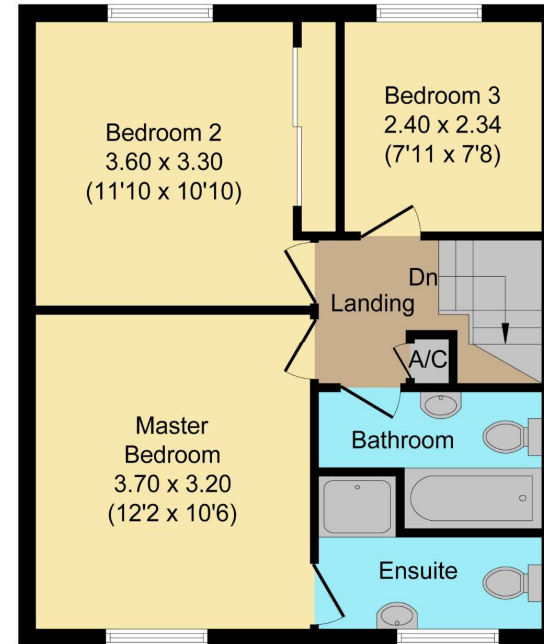


Ground Floor

Floor area 43.80 sq.m. (471.46 sq.ft.)

Total floor area: 84.90 sq.m. (913.85 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)



First Floor

Floor area 41.10 sq.m. (442.39 sq.ft.)





24 Hele Lane, Roundswell, Barnstaple, Devon, EX31 3XZ



Changing Lifestyles

01271 371 234  
barnstaple@boproperty.com

24 Hele Lane, Roundswell, Barnstaple, Devon, EX31 3XZ



## 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/repelled.cornfield.casual>

From Barnstaple Town Centre proceed towards Bickington / Fremington. Upon reaching The Cedars roundabout, take the left hand turning. Upon reaching the next roundabout, turn right signposted Holmacott / Eastleigh. Follow this road and take the fourth right hand turning into Wester-moor Way. Follow the road, continuing over the roundabout, and take the left hand turning into Middle Coombe Drive. Follow this road turning left again signposted Hele Lane. Continue for a short distance taking the second left hand turning into a small cul-de-sac to where number 24 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 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.

Changing Lifestyles

01271 371 234  
barnstaple@bopproperty.com

24 Hele Lane, Roundswell, Barnstaple, Devon, EX31 3XZ

Changing Lifestyles

# 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](mailto:barnstaple@bopproperty.com)

## Have a property to sell or let?

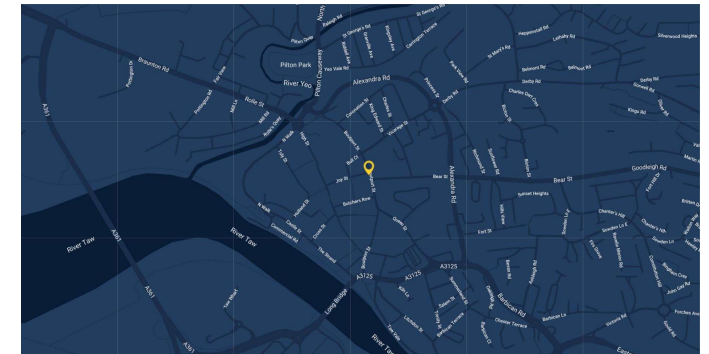
If you are considering selling or letting your home, please contact us today on 01271 371 234 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

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.

EPC TO FOLLOW



Changing Lifestyles

**01271 371 234**  
**[barnstaple@bopproperty.com](mailto:barnstaple@bopproperty.com)**