



Bond
Oxborough
Phillips

Changing Lifestyles

59 Claypits Road
Roundswell
Barnstaple
Devon
EX31 3WJ

Guide Price: £230,000 Freehold



Changing Lifestyles

01271 371 234
barnstaple@boproperty.com

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

A STYLISH END-TERRACE HOUSE WITH 2 PARKING SPACES



- 2 Bedrooms

- Open-plan Living / Dining Room with French doors to garden

- Modern fitted Kitchen

- Ground Floor Cloakroom & First Floor Bathroom

- Enclosed rear garden with patio & rear access

- 2 allocated parking spaces

- Early viewing is highly recommended to fully appreciate the quality, space & superb location that this property has to offer



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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A beautifully presented 2 Bedroom end-of-terrace home, situated within the highly sought after Roundswell development, offering an excellent opportunity for first time buyers, downsizers or investors alike.

The property is thoughtfully arranged with a bright and contemporary open-plan ground floor, perfectly suited to modern living. The spacious Lounge / Dining Room enjoys an abundance of natural light and benefits from French doors opening directly onto the rear garden, creating an ideal space for both relaxing and entertaining.

The adjoining Kitchen is fitted with a range of matching wall and base units, incorporating a stainless steel sink and drainer, built-in electric oven with 4-ring gas hob and extractor over, and ample space for additional appliances.

A convenient ground floor Cloakroom comprises a WC and pedestal wash hand basin, while a wall mounted boiler serves the central heating and hot water system.

To the first floor, the property offers 2 well-proportioned double Bedrooms. The principal bedroom enjoys a pleasant outlook over the rear garden, while the second bedroom benefits from useful built-in storage. The Bathroom is fitted with a modern 3-piece suite, including a panelled bath with shower over, pedestal wash hand basin and WC, all complemented by tiled surrounds.

Externally, the property boasts a fully enclosed rear garden, predominantly laid to lawn with a paved patio area providing a private and low-maintenance outdoor space. Rear pedestrian access adds further convenience. The home also benefits from parking for up to 2 vehicles.

Early viewing is highly recommended to fully appreciate the quality, space and superb location this property has to offer.

Council Tax Band

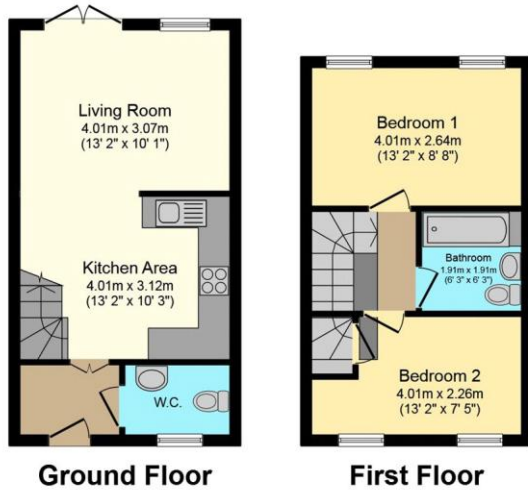
B - North Devon Council



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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		97 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Directions

Directions to this property can be easily found by using What3words: <https://w3w.co/daydream.claw.overdone>

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. Turn right at the next roundabout onto Tews Lane and take the second left hand turning onto Claypits Road. Number 59 will be located on your left 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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