



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

1 Juniper Court  
Roundswell  
Barnstaple  
Devon  
EX31 3RL

**Guide Price: £230,000 Freehold**



Changing Lifestyles

01271 371 234  
barnstaple@boproperty.com

1 Juniper Court, Roundswell, Barnstaple, Devon, EX31 3RL

A WELL-PRESENTED SEMI-DETACHED HOME SET ON A GENEROUS CORNER PLOT



- 2 Bedrooms

- Bright Living Room with bay window
- Fitted Kitchen with access to the rear garden
- Generous corner plot with a good size rear garden
- Driveway parking & scope to create additional parking
- No onward chain



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1 Juniper Court, Roundswell, Barnstaple, Devon, EX31 3RL

## Changing Lifestyles

**1 Juniper Court is a well-presented 2 Bedroom semi-detached home situated on a generous corner plot within the ever-popular Roundswell development, and offered for sale with no onward chain. This makes a fantastic opportunity for first time buyers, downsizers or investors.**

**The ground floor accommodation begins with a welcoming Entrance Hall leading into a bright and spacious Living Room featuring a bay window to the front aspect which allows for an abundance of natural light. To the rear of the home, the fitted Kitchen offers a range of wall and base units, along with space for white goods, and provides direct access to the rear garden.**

**On the first floor, there are 2 well-proportioned Bedrooms. The principal bedroom is a comfortable double with a pleasant front outlook and ample space for freestanding furniture. The second bedroom is also a good size, overlooking the rear garden, and would suit a variety of uses including a guest room or home office. The accommodation is completed by a Bathroom comprising a bath with shower over, wash hand basin and WC. A useful storage cupboard is located on the landing.**

**Externally, the property occupies a generous corner plot, offering potential for further development, subject to the necessary consents. There is driveway parking to the side of the property, with scope to create additional parking if required. The rear garden is of a particularly good size for a home of this type, providing excellent outdoor space.**

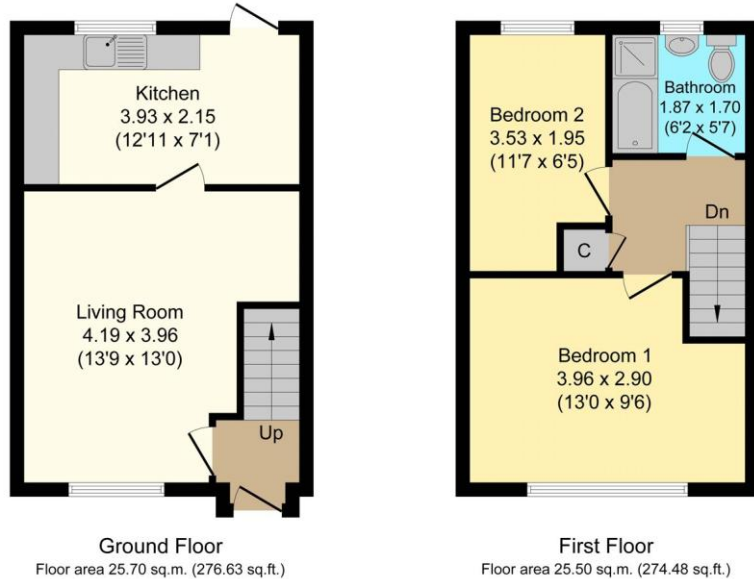
### **Council Tax Band**

B - North Devon Council

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Total floor area: 51.20 sq.m. (551.11 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		
81-91	B		
69-80	C	72 C	77 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/toolbar.ulterior.flushed>

From our Barnstaple Office on Boutport Street, take Queen Street and turn right at the roundabout onto Belle Meadow Road. Go through the Town Square and over the Long Bridge, before following the A3125 up Sticklepath Hill. Take the second exit at the roundabout onto Bickington Road. Take the first exit at the following roundabout, staying on the A3125. Take the first exit at the next roundabout onto Old Bideford Road. Turn left onto Maple Grove, and follow this road around and turn left into Juniper Court to where number 1 will be found 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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