



Bond
Oxborough
Phillips

Changing Lifestyles

2 Barum Ware Way
Roundswell
Barnstaple
Devon
EX31 3WG

Guide Price: £325,000 Freehold



Changing Lifestyles

01271 371 234
barnstaple@boproperty.com

2 Barum Ware Way, Roundswell, Barnstaple, Devon, EX31 3WG



A SEMI-DETACHED HOME OFFERED FOR SALE WITH NO ONWARD CHAIN

- 4 Bedrooms (1 with En-suite, dressing area & fitted wardrobes)
- L-shaped open-plan Kitchen / Dining / Lounge
 - Remaining years of NHBC warranty
- Ample driveway parking & Single Garage with utility space
 - West-facing rear garden with lawn & patio
- This property offers a great balance of modern living & practicality in a popular location, making it an excellent choice for families & professionals alike



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This beautifully presented 4 Bedroom semi-detached home is located in the highly sought-after area of Roundswell and is offered for sale with no onward chain. Benefiting from the remaining years of an NHBC warranty, the property offers modern, spacious and stylish living throughout.

Upon entering, a welcoming Hallway provides access to a useful downstairs storage cupboard and a modern 2-piece Cloakroom. The heart of the home is the L-shaped open-plan Kitchen / Dining / Lounge area, finished with high quality laminate flooring. The kitchen is well-equipped with fitted wall and base units, an integrated fridge / freezer and dishwasher, a gas hob, electric ovens and a wall mounted boiler.

On the first floor, the landing includes a loft hatch and a useful storage cupboard. The Principal Bedroom is a bright, dual-aspect double room with fitted wardrobes, a dressing area and a generous En-suite Shower Room. Bedrooms 2, 3 and 4 are all well-proportioned rooms suitable for family use or guests. A modern 3-piece Family Bathroom completes the upper floor.

Externally, the property benefits from parking for 3 vehicles as well as a full-size Single Garage.

To the rear is a sunny, west-facing garden, designed for easy upkeep with a lawned area and a patio accessed directly from the open-plan kitchen / dining / living space, creating an ideal flow for indoor-outdoor living. There are also planted borders, a garden shed and access to the rear of the garage.

The Garage is highly versatile, featuring a rear utility area with a worktop and inset sink, along with plumbing and space for a washing machine and tumble dryer. It also benefits from power and lighting.

This property offers a great balance of modern living and practicality in a popular location, making it an excellent choice for families and professionals alike.

Council Tax Band

D - 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.



Total floor area: 123.40 sq.m. (1328.26 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



Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	82 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/erupt.admiral.dwell>

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. Follow this road taking the first left hand turning onto Higher Gorse Road. Take the next left hand turning into Barum Ware Way and immediately turn right and continue to the end of the road to where the property will be found at the end 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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