



Bond
Oxborough
Phillips

Changing Lifestyles

6 Pathfield Close
Roundswell
Barnstaple
Devon
EX31 3XP

Offers In Excess Of: £325,000
Freehold



Changing Lifestyles

01271 371 234
barnstaple@boproperty.com

6 Pathfield Close, Roundswell, Barnstaple, Devon, EX31 3XP

A LINK-DETACHED FAMILY HOME WITH DRIVEWAY PARKING & GARAGE

- 3 Bedrooms

- Spacious Lounge - the perfect area for family gatherings or relaxing evenings
 - Modern Kitchen / Dining Room
 - Modern Bathroom with 3-piece suite
 - Fully enclosed private rear garden
- Close proximity to public transport links, nearby schools & local amenities
- An ideal home for families seeking convenience & accessibility
 - 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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A link-detached family home with a Garage, ideally suited for families. The property is situated in the sought after location of Roundswell. It offers off-road parking at the front, enhancing convenience for the residents.

Inside, the house is graced with a generous layout that includes a Lounge, a Kitchen / Dining Room, 3 Bedrooms and a Bathroom. The spacious Lounge offers the perfect area for family gatherings or relaxing evenings. The modern Kitchen comes with dining space, allowing for enjoyable family meal times.

The sleeping accommodation comprises 2 double Bedrooms and 1 single Bedroom, all neutrally decorated to suit any taste. The modern Bathroom features a 3-piece suite, adding a touch of elegance to the property.

Outside, there is a fully enclosed private garden at the rear of the property, mainly laid to lawn with patio areas. This offers an excellent setting for alfresco dining or enjoying the outdoors in privacy. To the side of the property is a gravelled area which is perfect for storing bins.

Further enhancing the appeal of the property are its proximity to public transport links, nearby schools and local amenities. This makes it an ideal home for families seeking convenience and accessibility. Moreover, the property is offered for sale with no onward chain, making the purchase process smoother for prospective buyers.

This is a fantastic opportunity not to be missed. Arrange a viewing today to appreciate the potential this property offers.

Council Tax Band

C - North Devon Council



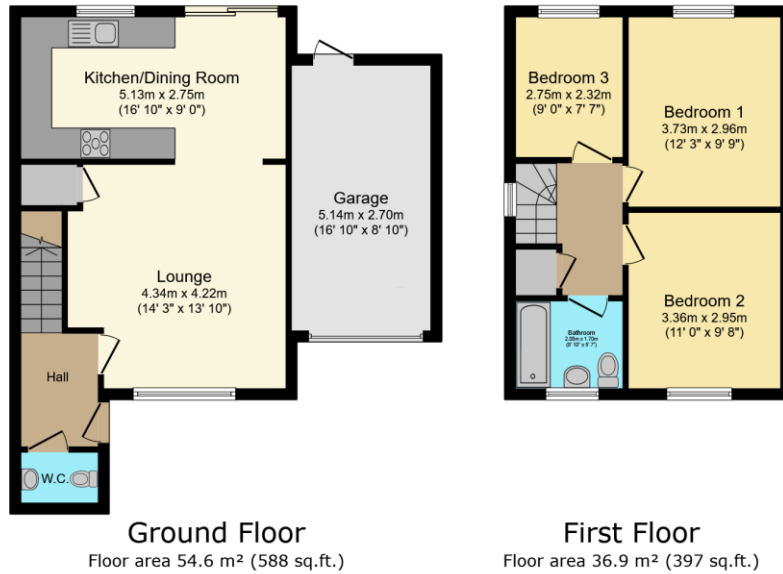
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Have a property to sell or let?

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: 91.5 m² (985 sq.ft.)

This floor plan is for illustrative purposes 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Directions

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. At the next roundabout, turn right signposted Holmacott / Eastleigh. Follow this road and take the fourth right hand turning into Wester-moor Drive. Follow this road over the roundabout taking the next left hand turning into Middlecombe Drive. Follow this road turning left into Pathfield Close to where number 6 will be situated in the left hand corner with a numberplate clearly displayed.

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.