



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

11 Woodlark Lane  
Roundswell  
Barnstaple  
Devon  
EX31 3XL

**Guide Price: £360,000 Freehold**



Changing Lifestyles

01271 371 234  
barnstaple@boproperty.com

11 Woodlark Lane, Roundswell, Barnstaple, Devon, EX31 3XL

## A CHARMING DETACHED HOME OFFERED FOR SALE WITH NO ONWARD CHAIN



- 3 Bedrooms (1 En-suite)
- Spacious Living Room opening to the Dining Room
- Conservatory with views of the large garden
  - Fantastic size Kitchen
  - Family Shower Room
- Garage & driveway parking
- With its spacious rooms, potential for further enhancement & desirable location, this property is a must see!



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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Nestled in the highly sought after area of Roundswell, this charming 3 Bedroom detached home offers an exciting blend of spacious living and excellent potential. Although the property is well-decorated throughout, it presents an excellent opportunity for further personalisation. Additionally, this property is offered for sale with no onward chain, further adding to the appeal.

As you enter the property, you are greeted by a spacious Living Room, providing a light and airy space to entertain and relax. The Living Room seamlessly flows into the Dining Room, creating the ideal layout for family gatherings. From here, you can step into the Conservatory, a bright and welcoming space with views of the large garden - perfect for enjoying the outdoors in all seasons.

The Kitchen is a fantastic size, offering plenty of space for essential appliances and ample storage, making it ideal for those who love to cook and entertain. Whether you're planning a modern refresh or looking to enhance the current layout, the Kitchen provides the flexibility to suit your needs.

Additionally, the property boasts 3 well-proportioned Bedrooms, each offering ample space for double beds and free-standing furniture. The Master Bedroom benefits from a well-appointed 3-piece En-suite, offering a perfect sanctuary to unwind. The Family Shower Room is also tastefully presented and offers a practical space for everyday use.

Externally, the property benefits from a Garage and driveway parking, adding to the convenience of living in such a sought after location.

With its spacious rooms, potential for further enhancement and desirable location, this property is a must see! Don't miss out - call 01271 371234 to arrange a viewing.

### Council Tax Band

D - North Devon Council



Changing Lifestyles

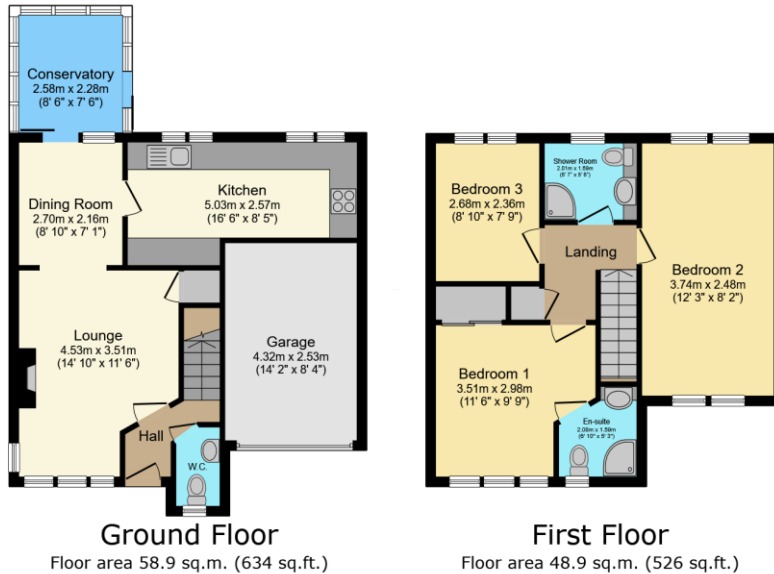
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## Have a property to sell or let?

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: 107.7 sq.m. (1,160 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+) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

## Directions

From our Barnstaple Office, head south on Boutport Street towards Queen Street. At the roundabout, take the second exit onto Belle Meadow Road. Take the third exit at the next roundabout, staying on the A3125. Take the second exit at the next roundabout onto Bickington Road, before taking the third exit at the next roundabout onto Old Bideford Road. Take a right into Wester-Moor Way, followed by a left onto Woodlark Lane to where you will find number 11 situated on your left hand side 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.

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