



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

14 Windsor Gardens  
Roundswell  
Barnstaple  
Devon  
EX31 3FH

**Guide Price: £295,000 Freehold**



Changing Lifestyles

01271 371 234  
barnstaple@bopproperty.com

14 Windsor Gardens, Roundswell, Barnstaple, Devon, EX31 3FH

## A CHARMING DETACHED FAMILY HOME



- 3 Bedrooms
- No onward chain
- Downstairs Cloakroom & upstairs Bathroom
- Well-appointed Kitchen
- Living Room opening to the rear garden
- Detached Garage
- Wrap-around north-westerly facing garden with patio & lawned areas
- Ideal for families or first time buyers, this property provides a light, airy & spacious layout



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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## Changing Lifestyles

Nestled in the sought after area of Roundswell, this charming 3 Bedroom detached house offers an excellent opportunity to purchase a well-proportioned home. Ideal for families or first time buyers, this property provides a light, airy, and spacious layout. Additionally, this property is for sale with no onward chain, further adding to the already impressive appeal.

As you enter, you'll find a handy Cloakroom and a well-appointed Kitchen with fitted units, perfect for preparing family meals. The Kitchen flows seamlessly into the Living Room, which is bathed in natural light thanks to sliding doors leading directly to the garden as well as its dual aspect windows. The Living Room also boasts a built-in storage cupboard, providing added practicality.

Upstairs, you'll find 3 Bedrooms, including 2 generously sized double rooms that leave plenty of space for free-standing furniture. The third Bedroom offers versatile potential, perfect for use as a home office, study, or guest room. The Bathroom features a traditional 3-piece suite.

The property benefits from a Detached Garage, providing secure parking or additional storage space. The wrap-around garden is a lovely feature, offering both patio and lawned areas. The north-westerly facing garden is ideal for enjoying outdoor living, whether you're entertaining guests or simply relaxing in the sun.

Don't miss out on this fantastic opportunity to secure this property. Call our Barnstaple Office to book a viewing today.

### Council Tax Band

D - North Devon Council

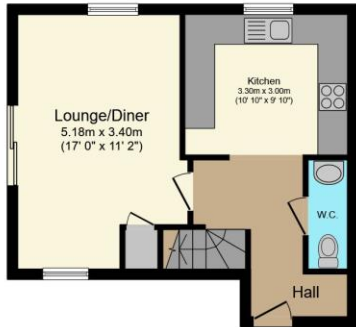
### Agent Note

The property has 2 solar panels that are owned and provide hot water only.

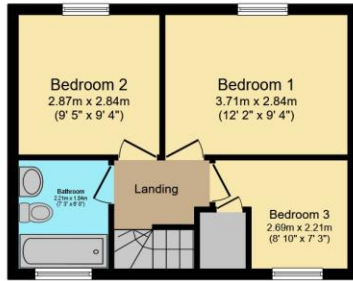


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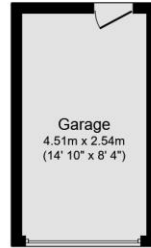
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**Ground Floor**  
Floor area 36.3 m<sup>2</sup> (391 sq.ft.)



**First Floor**  
Floor area 34.4 m<sup>2</sup> (371 sq.ft.)



**Garage**  
Floor area 11.4 m<sup>2</sup> (123 sq.ft.)

TOTAL: 82.2 m<sup>2</sup> (885 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

## Directions

Directions to this property can be easily found by using What3words: <https://w3w.co/clap.spice.rails>

From our Barnstaple Office, head south on Boutport Street towards Queen Street. Take Queen Street to Belle Meadow Road / A3125. At the roundabout, take the second exit, staying on Belle Meadow Road, and take the third exit at the next roundabout. Follow onto Bickington Road at the next roundabout, before taking the first exit at the next roundabout, keeping on the A3125. Follow onto Gratton Way, and then take a right onto Old Torrington Road. Take a right into Windsor Gardens to where number 14 will be found on your right hand side with a numberplate and For Sale Board clearly displayed.

## 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.

| Energy Efficiency Rating                    |                            |           |
|---|----------------------------|-----------|
|   | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92+) <b>A</b>                              |                            |           |
| (81-91) <b>B</b>                            |                            | <b>91</b> |
| (69-80) <b>C</b>                            | <b>80</b>                  |           |
| (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<br>2002/91/EC |           |

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.