



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

2 Hele Lane  
Roundswell  
Barnstaple  
Devon  
EX31 3XZ

**Guide Price: £360,000 Freehold**



Changing Lifestyles

01271 371 234  
barnstaple@boproperty.com



2 Hele Lane, Roundswell, Barnstaple, Devon, EX31 3XZ

## A WELL-PRESENTED DETACHED HOME OFFERED FOR SALE WITH NO ONWARD



- 4 Bedrooms (2 En-suite)  
(1 Ground Floor Bedroom)
- Well-equipped fitted Kitchen
- Light-filled Dining Room with sliding doors opening onto the rear garden
- Generously sized Lounge connecting to the Dining Room
  - Driveway parking for 2 vehicles
- The rear garden - a private & enclosed outdoor space
- Spacious & versatile, the property is ideal for families or those seeking a home with flexible living arrangements



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

**This well-presented 4 Bedroom detached home is located in the highly sought after area of Roundswell, occupying a desirable corner plot and offered for sale with no onward chain. Spacious and versatile, the property is ideal for families or those seeking a home with flexible living arrangements.**

**The welcoming Entrance Hall leads to a well-equipped fitted Kitchen, featuring wall and floor units, an oven, a gas hob, space and plumbing for white goods and a side access door to the garden. Additional storage is available under the stairs. The light-filled Dining Room provides a perfect space for entertaining, with sliding doors opening onto the rear garden and direct access to the Ground Floor Bedroom. The generously sized Lounge boasts a feature gas fire and double doors that seamlessly connect to the Dining Room, enhancing the sense of space and flow.**

**A standout feature of this property is the spacious Ground Floor Bedroom, complete with a modern 3-piece En-suite Shower Room, offering an excellent guest suite or potential for multi-generational living. A convenient Cloakroom completes the accommodation on this floor.**

**Upstairs, the Main Bedroom benefits from a fitted double wardrobe and an En-suite Shower Room which would benefit from modernisation. The second Bedroom is a bright and spacious double room with views over the rear garden, while the third is a well-proportioned single room, ideal as a study or home office. A 3-piece Family Bathroom serves the First Floor and also offers scope for updating.**

**Externally, the property features driveway parking for 2 vehicles, a neatly landscaped front garden with mature shrubs, and gated side access leading to a patio area with a garden shed. The rear garden is mainly laid to lawn, complemented by planted borders, mature shrubs and fenced boundaries, creating a private and enclosed outdoor space. An outside tap adds practicality to the garden.**

**With its sought after location, flexible layout and no onward chain, this home presents an excellent opportunity for buyers looking to settle in Roundswell.**

### **Council Tax Band**

D - North Devon Council



Changing Lifestyles

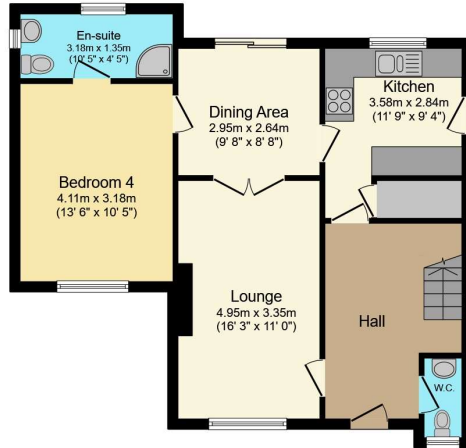
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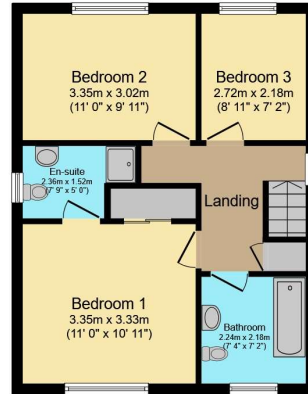


## Have a property to sell or let?

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.



**Ground Floor**  
Floor area 63.8 m<sup>2</sup> (687 sq.ft.)



**First Floor**  
Floor area 45.3 m<sup>2</sup> (488 sq.ft.)

TOTAL: 109.1 m<sup>2</sup> (1,174 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>		
(69-80)	<b>C</b>	70	81
(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 Barnstaple Town Centre proceed towards Bickington / Fremington. Upon reaching The Cedars roundabout, take the left hand turning. Upon reaching the next roundabout, turn right signposted Holmacott / Eastleigh. Follow this road and take the fourth right hand turning into Wester-moor Way. Follow the road, continuing over the roundabout, and take the left hand turning into Middle Combe Drive. Follow this road turning left again signposted Hele Lane. The property will be located immediately on your right hand side with a For Sale board and numberplate clearly displayed. Parking can be found on the driveway.

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.