



**WOOLLIAMS**

Property Services

**Guide price £330,000**  
Cornflower Close, Roundswell, EX31



 **3**  
Bedrooms

 **2**  
Bathrooms

2 Queens House, Queen Street, Barnstaple, EX32 8HJ |  
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Nestled in a quiet and sought-after cul-de-sac, this delightful three-bedroom, two-bathroom detached bungalow offers the perfect blend of comfort and convenience. The bright and airy living room provides a welcoming space to relax, while the well-appointed kitchen and dining area offer ample room for entertaining. The master bedroom is complemented by two additional generously sized bedrooms and a modern family bathroom, plus an additional shower room. Outside, the property boasts a well-maintained garden, perfect for enjoying the outdoors, along with a private driveway providing ample parking. Situated close to local amenities, shops, and transport links, this charming bungalow offers a peaceful retreat with everything you need just moments away.

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Don't miss the opportunity to make this wonderful home yours—schedule a viewing today!

### **Entrance Hall**

UPVC double glazed door off, storage cupboard, radiator.

### **Lounge** *4.16m x 3.90m (13' 8" x 12' 10")*

A triple aspect room, French doors from the kitchen, double radiator, UPVC double glazed door to garden.

### **Kitchen/Breakfast Room** *6.92m x 2.23m (22' 8" x 7' 4")*

Inset one and a half bowl sink unit with mixer tap, cupboards and space below. Working surface with inset ceramic hob and built-in oven, drawers below, concealed cooker hood above. Range of wall units, part tiled walls, radiator, door to rear, door to

### **Utility Room** *2.59m x 1.95m (8' 6" x 6' 5")*

A single drainer sink with mixer tap, cupboards and space below with plumbing for washing machine. Storage cupboard, part tiled walls, UPVC double glazed door to rear, vinyl floor covering, door to

### **Shower Room**

Walk in shower cubicle with folding door, low-level W.C. wash hand basin, fully tiled walls, vinyl floor covering.

### **Bedroom 1** *3.30m x 3.24m (10' 10" x 10' 8")*

Range of built-in wardrobes to one wall, double radiator.

### **Bedroom 2** *2.97m x 2.54m (9' 9" x 8' 4")*

Built-in mirror-fronted wardrobe, radiator.

### **Bedroom 3/Study** *3.06m x 1.94m (10' x 6' 4")*

This room has no window, however, it is illuminated via a light tube.

### **Bathroom** *2.52m x 2.06m (8' 3" x 6' 9")*

White suite with shower style bath and glazed shower screen, shower unit, wash hand basin with waterfall style tap, low-level W.C. airing cupboard that houses a factory light cylinder, parts tiled walls, double radiator, tiled floor.

### **Attached Garage** *5.16m x 2.51m (16' 11" x 8' 3")*

Metal up and over door, loft storage space, light and power connected, Glow Worm gasified boiler feeding the hot water and central heating system, personal door off.

**Services**

Mains water, gas, electricity, and drainage connected.

**Tenure**

Freehold

**Council Tax**

Band C

**EPC**

Rating D

**Viewings**

By appointment through Woolliams Property Services. Telephone: Office Hours 01271 328586 Out of Office Hours: 07977 269098 or [www.woolliamspropertyservices.com](http://www.woolliamspropertyservices.com)

**Useful Information**

To find out further useful information on this property such as bin collection days, whether this is a conservation area, planning history etc why not check the North Devon Council website: [www.northdevon.gov.uk/my-neighbourhood](http://www.northdevon.gov.uk/my-neighbourhood)

**Directions**

What3words//gobblers.dentistry.believer


**Important Informationm**

Under Section 21 of the Estate Agents Act 1979 it is hereby disclosed that the Vendor of this property is a personal friend of Danny Woolliams, the proprietor of Woolliams Property Services.



**Ground Floor**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</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 

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