



**WOOLLIAMS**

Property Services

Guide price £295,000

Barton Cleave, Roundswell, EX31 3GT



3

Bedrooms



2

Bathrooms

2 Queens House, Queen Street, Barnstaple, EX32 8HJ |  
[sales@woolliamspropertyservices.com](mailto:sales@woolliamspropertyservices.com)

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**Guide price £295,000**  
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The property features a welcoming entrance lobby, a downstairs cloakroom, a bright and spacious lounge, and a generously sized kitchen/dining room – perfect for entertaining or family living. Upstairs, there are three bedrooms, including a principal bedroom with en-suite shower room, along with a modern family bathroom. To the rear, the level west-facing garden provides a private outdoor space that enjoys plenty of afternoon and evening sunshine – ideal for relaxing or outdoor dining.

This well-proportioned modern semi-detached home, built by the renowned Redrow Homes, is ideally situated in a peaceful cul-de-sac on the western outskirts of Barnstaple. The location offers convenient access to local amenities and excellent connectivity via the North Devon Link Road.

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To the rear, the level west-facing garden provides a private outdoor space that enjoys plenty of afternoon and evening sunshine – ideal for relaxing or outdoor dining.

This attractive home is perfect for families, professionals, or those looking to downsize without compromising on quality or location.

Early viewing is highly recommended!

### **Entrance Lobby**

Front door off, radiator.

### **Cloakroom** *1.68m x 1.10m (5' 6" x 3' 7")*

White suite comprising of a W.C. wash hand basin with mixer tap.

### **Lounge** *4.91m x 3.69m (16' 1" x 12' 1")*

Double radiator, staircase to 1st floor, understair cupboard.

### **Kitchen** *4.90m x 3.47m (16' 1" x 11' 5")*

Fitted with a range of high gloss units and integrated Smeg appliances comprising inset one and a half bowl sink unit with mixer tap, cupboard and integrated dishwasher below. Working surface with cupboards and pan drawers below. Inset gas hob, Integrated Smeg combined oven and grill, full range of full height units, brushed steel cooker hood, part tiled walls, radiator, French doors to rear garden.

### **First Floor Landing**

Access to loft space, radiator, built-in boiler cupboard housing a wall-mounted Ideal gas fire boiler feeding domestic hot water and the central heating system.

### **Bedroom 1** *3.11m x 3.06m (10' 2" x 10' )*

Built-in mirror fronted wardrobes, radiator, door to

### **En-Suite Shower Room** *2.84m x 1.69m (9' 4" x 5' 7")*

White suite comprising of a shower cubicle with folding glazed doors, wash handbasin with mixer tap, close-coupled W.C, and heated towel rail.

### **Bedroom 2** *3.26m x 2.70m (10' 8" x 8' 10")*

Radiator

### **Bedroom 3** *2.76m x 2.09m (9' 1" x 6' 10")*

Radiator

**Bathroom** *2.14m x 1.67m (7' x 5' 6")*

White suite comprising panelled bath with glazed shower screen, fully tiled wall area, mixer tap and separate shower unit. Wash hand basin with mixer tap, close-coupled W.C, heated towel rail.

**Outside**

To the front of the property are two tarmacadam parking spaces along with a paved footpath to the front door. This extends to the side of the property with a pedestrian side gate accessing the rear garden. The rear garden is level and West facing, therefore enjoying lots of afternoon sunshine. The garden is predominantly lawn, with a paved patio area, outside tap and timber framed garden shed.

**Services**

Mains water, electricity, gas, and drainage connected.

**Council Tax**

Band C - Please note council tax bandings can be reassessed after a change of ownership, for further information please contact the local authority.

**EPC**

Band B

**Tenure**

Freehold

**Viewings**

By appointment through Woolliams Property Services. Telephone: Office Hours: 01271 328586 Out of Office Hours: 07977 269098

**Useful Information**

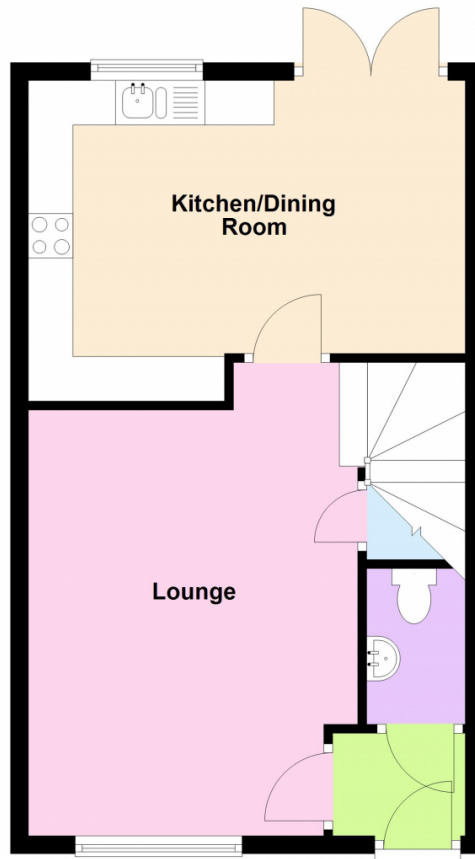
To find out further useful information on this property, such as bin collection days, whether this is a conservation area, planning history, et,c why not check the North Devon Council website: [www.northdevon.gov.uk/my-neighbourhood](http://www.northdevon.gov.uk/my-neighbourhood)

**Directions**

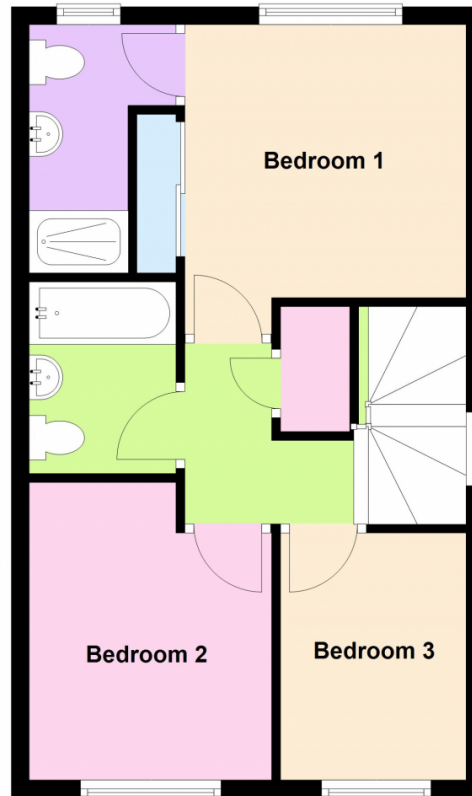
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**Ground Floor**



**First Floor**



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		96
(81-91) <b>B</b>	84	
(69-80) <b>C</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 2002/91/EC	

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