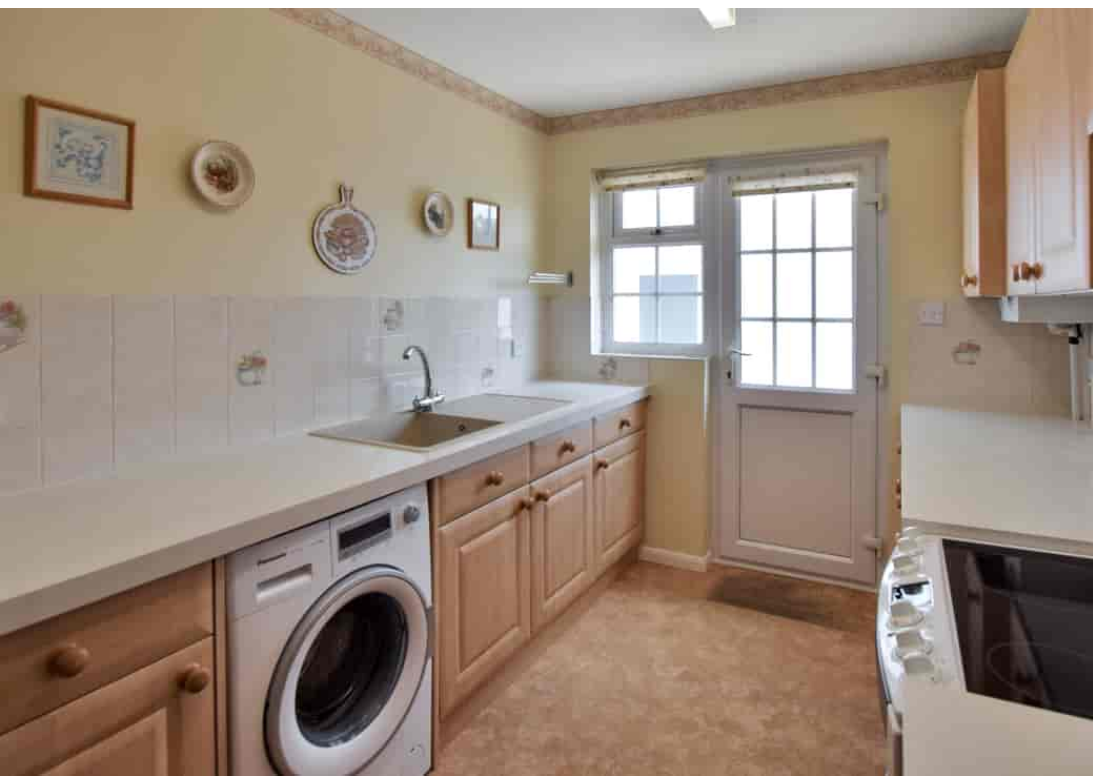




16 Brynsworthy Park, Roundswell, Barnstaple, Devon, EX31 3RB





16 Brynsworthy Park, Roundswell, Barnstaple, Devon, EX31 3RB

Guide Price £350,000

A rarely available detached bungalow nestled within the ever popular Brynsworthy Park development and being within a short distance of the Sainsburys super store and the Roundswell Retail Park. The bungalow, which is available with the advantage of no onward chain, offers spacious and comfortable accommodation with a welcoming entrance hall with cloak cupboard off, a delightful double aspect sitting room with patio doors to the garden and a further picture window enjoying an open outlook.

There is a well fitted kitchen with pedestrian door to outside and it is within the kitchen that the central heating boiler will be found. The primary bedroom is well proportioned and benefits from a bay window for extra space and light and there are two further bedrooms, one which most recently has seen service as a dining room, and there is a bathroom with fitted suite.

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Superb Detached Bungalow
Garage And Parking
Bright Double Aspect Sitting Room
Fitted Kitchen
Three Bedrooms (One Used As A Dining Room)
Bathroom With Fitted Suite
Patio And Lawned Garden
No Onward Chain



Front Door To Entrance Hallway

Lounge

19' 4" x 11' 6" (5.89m x 3.51m)

Kitchen

11' 6" x 7' 10" (3.51m x 2.39m)

Bedroom One

13' 4" x 11' 6" (4.06m x 3.51m)

Bedroom Two

11' 6" x 8' 11" (3.51m x 2.72m)

Bedroom Three/Dining Room

11' 6" x 7' 2" (3.51m x 2.18m)

Bathroom

7' 8" x 5' 10" (2.34m x 1.78m)

Outside

There is a tarmac driveway to the front of the property providing off road parking and giving access to the detached garage which has power and light. A paved path leads around to the front door, passing a gate giving pedestrian access to the garden. The rest of the front garden is arranged as a delightful alpine style garden with rockery and flowers. The rear garden is laid mainly to lawn with robust fences and mature hedge forming the boundaries. Stepping out from the patio doors or the kitchen door leads onto a raised patio with steps down to the lawn. Also from the patio is a pedestrian door into the garage.

SERVICES

Services: We understand all mains services are available.

Council Tax Band: D.

Please note: Council Tax bandings can be reassessed after a change of ownership. For further information please contact the local authority.

EPC Energy Rating: D.

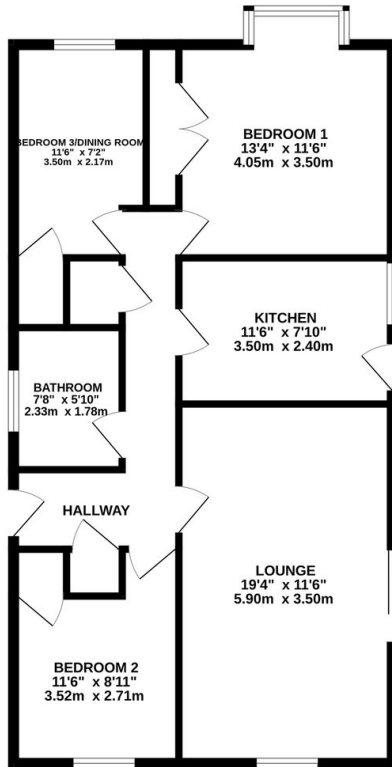
DIRECTIONS

As there are currently roadworks at the Cedars roundabout, the best way to visit the property is via the A39 Atlantic Highway, turning off at the Roundswell roundabout, passing over the next roundabout and continuing along for a short distance before turning left into Brynsworthy Park where number 16 will be found a short distance along on the left hand side.

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GROUND FLOOR
798 sq.ft. (74.1 sq.m.) approx.



TOTAL FLOOR AREA : 798 sq.ft. (74.1 sq.m.) approx.
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