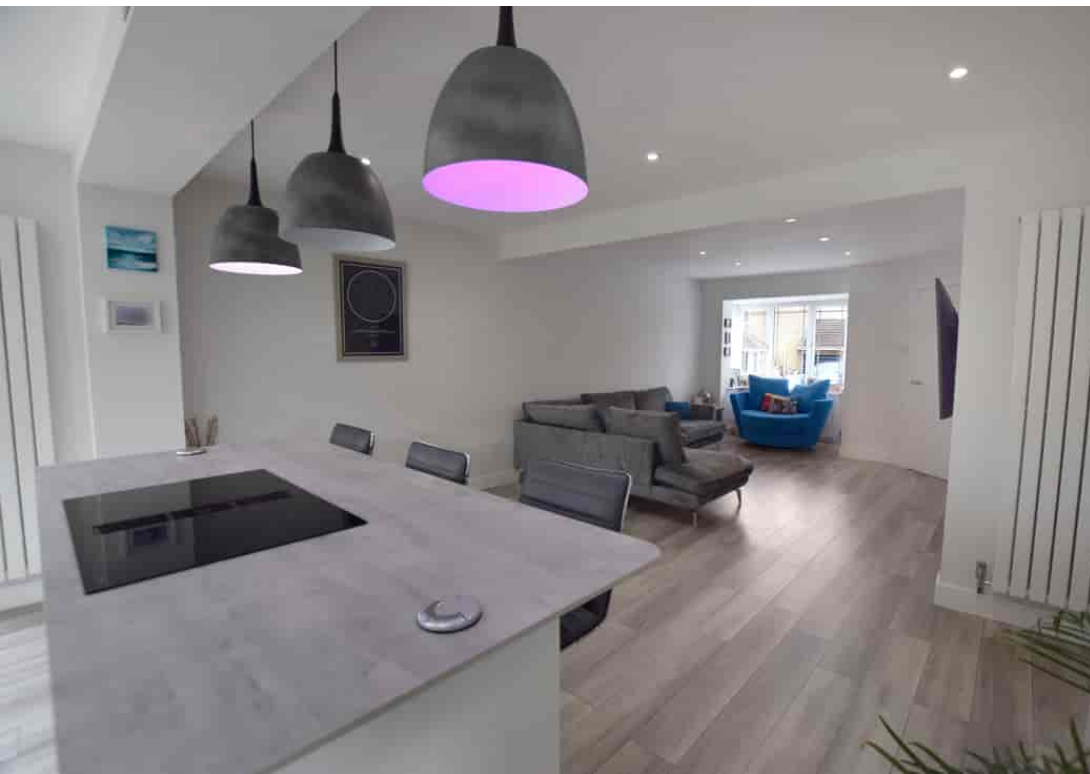




Wester-Moor Way, Roundswell, Barnstaple, Devon, EX31 3XG





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Guide Price £375,000

Entering the property, you are presented with doors to the OPEN PLAN KITCHEN/LIVING AREA, stairs leading to the First Floor and a DOWNSTAIRS CLOAKROOM. The stunning OPEN PLAN KITCHEN/LIVING AREA is well-proportioned and bathed in light from the front aspect bay window as well as windows lining the rear. The KITCHEN features integrated appliances both at base and mid-level with plenty of cupboard storage, all decorated to a high standard. The KITCHEN also features a large island neatly separating the spaces, a door leading to the side access as well as French doors to the REAR GARDEN. The handy DOWNSTAIRS CLOAKROOM comprises low level W/C and pedestal wash hand basin. On the First Floor, there is a bright and spacious landing, you will find doors to the 3 BEDROOMS AND FAMILY BATHROOM and a handy cupboard storage. The MASTER BEDROOM is well proportioned, bright and airy with plenty of space for furniture and benefits from an EN-SUITE BATHROOM comprising low level W/C, pedestal wash basin and shower cubicle. The SECOND BEDROOM is another double, with plenty of light from the window, which offers views of the rear garden and decking area. The THIRD BEDROOM is a double, which again is flooded with light from the rear aspect window, has plenty of room for a double bed and standing furniture. The FAMILY BATHROOM is again wonderful and bright, decorated to a high standard throughout and is comprises low level W/C, wash basin and shower/bath.

Outside, the property benefits from a wonderful REAR GARDEN made up of a neat patio area, a tidy decking area and plenty of lawn form this lovely "L" shaped outside space. Side access leads to a SINGLE GARAGE and recently re-laid double driveway with off road parking.

Wester-Moor Way, Roundswell, Barnstaple, Devon, EX31 3XG

Close To Barnstaple Town
Quiet Residential Location
Detached House
Living Space Tastefully Decorated Throughout
Bright And Spacious Kitchen/Living Area
Master Bedroom With En-Suite
Two Further Double Bedrooms
Family Bathroom
Bright Rear Garden
Garage
Double Driveway



Entrance Hallway

Living Room

14' 11" x 22' 9" (4.55m x 6.93m)

Kitchen

23' 2" x 10' 4" (7.06m x 3.15m)

Downstairs Cloakroom

3' 4" x 5' 6" (1.02m x 1.68m)

First Floor Landing

Bedroom One

11' 6" x 12' 2" (3.51m x 3.71m)

En-Suite Shower Room

Bedroom Two

8' 2" x 8' 9" (2.49m x 2.67m)

Bedroom Three

8' 3" x 12' 4" (2.51m x 3.76m)

Family Bathroom

Outside

To the rear, the garden is made up of a neat patio area, tidy decking area and plenty of lawn form this lovely "L" shaped outside space. Side access leads to a Single Garage and recently re-laid double driveway with off road parking.

Single Garage

8' 3" x 16' 3" (2.51m x 4.95m)

SERVICES

Services: We understand all mains services are connected.

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.

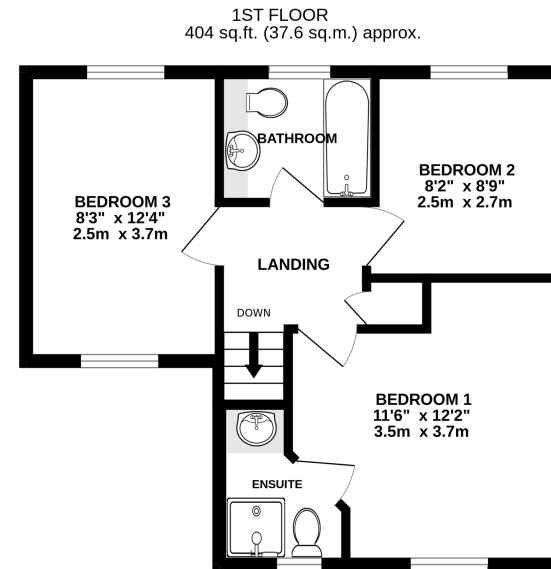
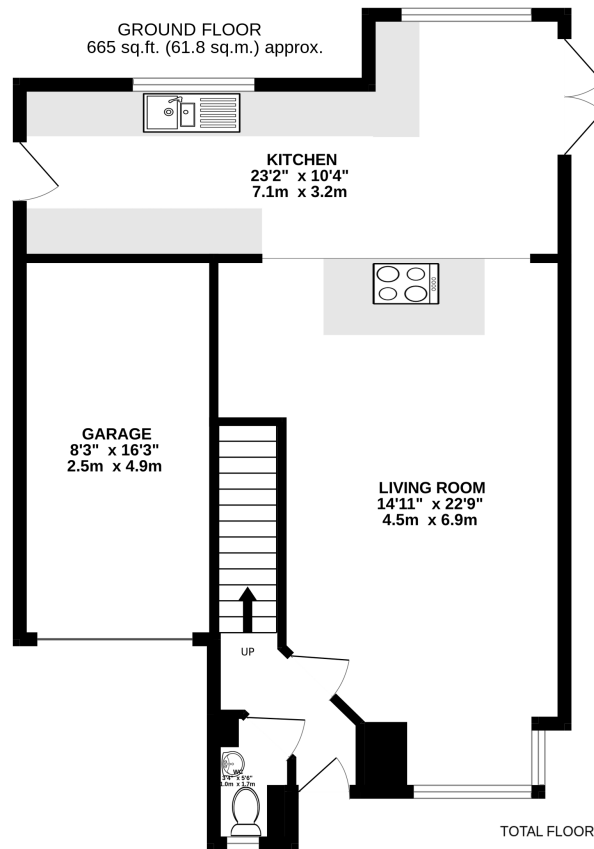
EPC Energy Rating: C.

DIRECTIONS

To locate the property, follow Sat Nav EX31 3XG.

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TOTAL FLOOR AREA : 1069 sq.ft. (99.4 sq.m.) approx.
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Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C	70	
(54-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



