



Higher Westlake Road
Roundswell
Barnstaple
Devon
EX31

Offers In Excess Of £310,000

bettermove 

Higher Westlake Road Barnstaple

Bettermove are proud to present this 3 bedroom semi-detached house in Roundswell.

This property benefits from double glazing, and gas central heating throughout, with off road parking available via the garage.

The council tax band is C.

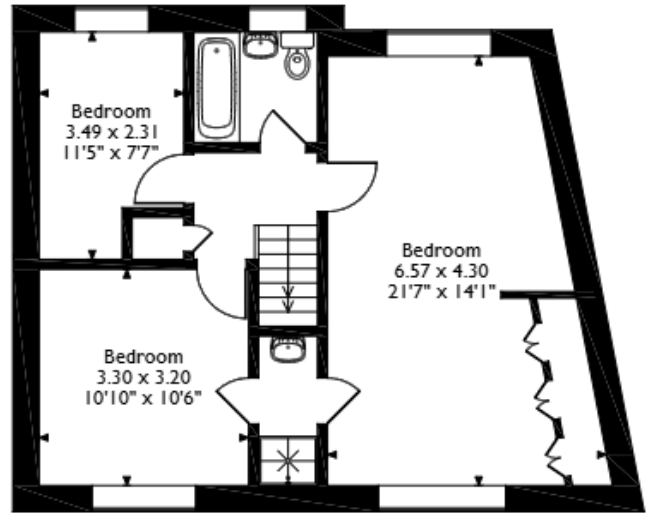
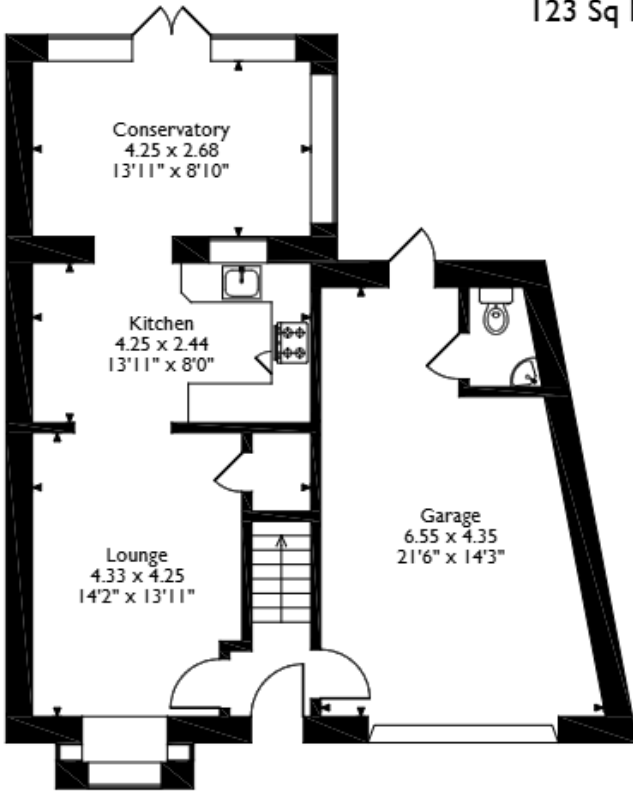
The interior of this beautifully presented property comprises a spacious open-plan living area flowing into a fitted kitchen, and a bright conservatory creating an ideal space for dining and family living on the ground floor. The ground floor also benefits from a large integral garage with utility area and a convenient cloakroom. The first floor consists of three bedrooms, including an impressive principal bedroom with dressing area and access to a Jack and Jill shower room, alongside a family bathroom. The exterior boasts a well-maintained rear garden with decking, lawn and established planting, perfect for enjoying the summer months.

Located in the popular suburb on Roundswell, Barnstaple, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, and school. Excellent transport links can be found from Barnstaple Train Station, a variety of local bus routes, and quick access to the A39.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove.



Higher Westlake Road, Roundswell, Barnstaple, Devon
 Approximate Gross Internal Area
 123 Sq M/1324 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

| Energy Efficiency Rating | | |
|--|-------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 69 | 79 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| <i>Very environmentally friendly - lower CO₂ emissions</i> | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | 71 | 73 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not environmentally friendly - higher CO₂ emissions</i> | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |



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