



Wester-Moor Drive, Roundswell, Barnstaple, Devon, EX31 3XT



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£355,000

Entering through the front door you are greeted by the Entrance Hall, with stairs leading to the First Floor and a door leading to the spacious LIVING ROOM/DINING ROOM, which is bright and spacious and benefits from natural light from the front facing double glazed window as well as double glazed bi-fold doors leading to the REAR PATIO GARDEN. The next door leads to the well proportioned KITCHEN, which has plenty of space for integrated base level units, storage and worktop space, again light floods in from the double glazed rear facing window. Doorways from the Kitchen lead to the single GARAGE, which is always useful for storage or parking and features an electric door, as well as the DOWNSTAIRS CLOAKROOM, which has a frosted side facing double glazed window and is fitted with a W/C and pedestal wash hand basin. The last door from the KITCHEN doubles as a side entrance to the property and leads to the rear patio. Stairs to the first floor landing lead to the FOUR BEDROOMS and FAMILY BATHROOM and the airing cupboard. The MASTER BEDROOM is wonderfully proportioned and bright and benefits from a double glazed, front facing window and an EN-SUITE SHOWER ROOM, which is beautifully tiled and features a walk-in shower, W/C and a pedestal wash basin. BEDROOM TWO is a double and again benefits from plenty of light from the double glazed window with fitted wardrobe space. BEDROOM THREE is a well proportioned single and features built-in wardrobe space and a double glazed window letting in plenty of light. BEDROOM FOUR is a good size single and could make a perfect home office or children's bedroom.

The property benefits from a neat FRONT GARDEN and tarmaced driveway, side access at both sides of the property and a wonderfully bright, low maintenance rear patio area, with lovely manageable planters for anyone green fingered.

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Detached Family Home
Living Space Tastefully Decorated Throughout
Bright And Spacious Kitchen/Dining Area
Master Bedroom With En-Suite Shower
Three Further Double Bedrooms
Family Bathroom
Bright & Low Maintenance Rear Patio
Garage And Driveway Parking
Close To Barnstaple Town
Popular Roundswell Location



Entrance Hall

Lounge

13' 11" x 11' 0" (4.24m x 3.35m)

Dining Area

8' 9" x 8' 8" (2.67m x 2.64m)

Inner Lobby

Kitchen

13' 7" x 8' 8" (4.14m x 2.64m)

Downstairs Cloakroom

Stairs to First Floor Landing

Bedroom One

14' 0" x 8' 2" (4.27m x 2.49m)

En-Suite Shower Room

Bedroom Two

14' 0" x 8' 2" (4.27m x 2.49m)

Bedroom Three

8' 8" x 7' 11" (2.64m x 2.41m)

Bedroom Four

8' 8" x 7' 11" (2.64m x 2.41m)

Family Bathroom

Outside

The property benefits from a neat front garden and tarmaced driveway, side access at both sides of the property and a wonderfully bright, low maintenance rear patio area, with lovely manageable planters for anyone green fingered.

SERVICES

AGENTS NOTE: The property benefits from 16 roof mounted solar panels, which generate electricity in exchange for a quarterly payout. Further information on pay amounts on request.

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: TBA.

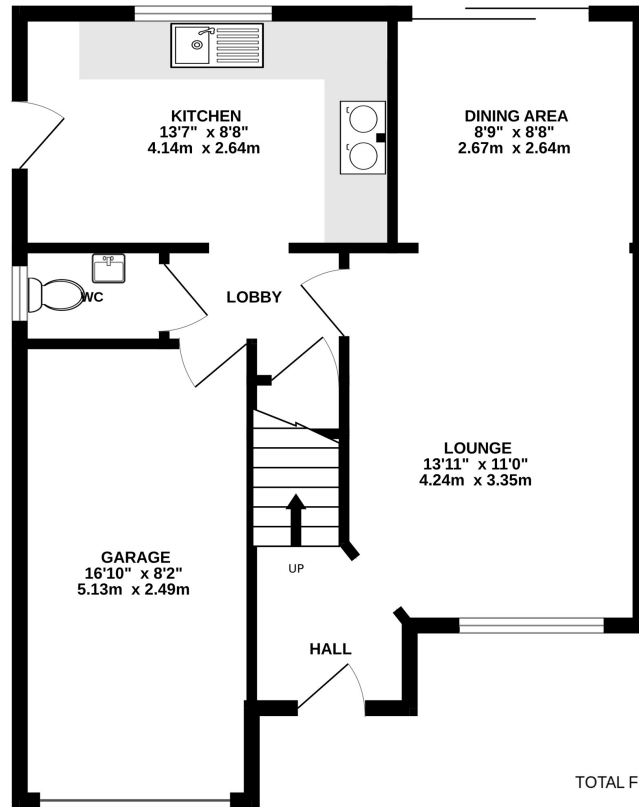
DIRECTIONS

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

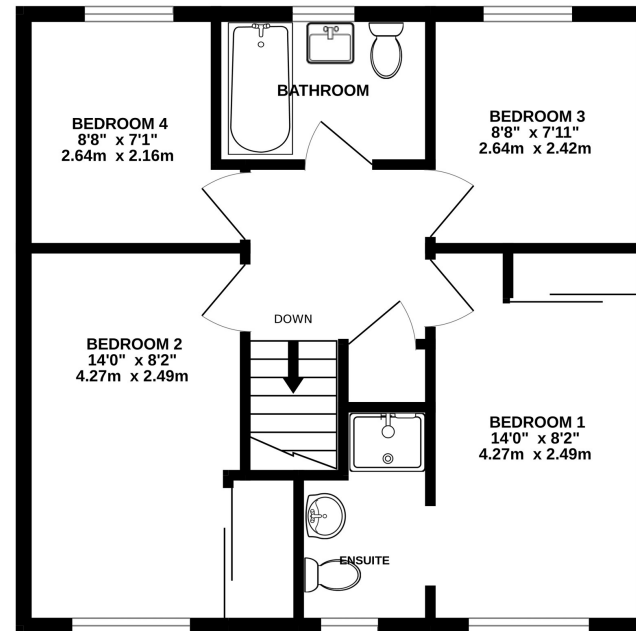
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GROUND FLOOR
598 sq.ft. (55.6 sq.m.) approx.



1ST FLOOR
524 sq.ft. (48.7 sq.m.) approx.



TOTAL FLOOR AREA : 1122sq.ft. (104.2 sq.m.) approx.
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