



7 Hele Lane, Roundswell, Barnstaple, Devon, EX31 3XY





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Guide Price £340,000

Enjoying a quiet cul-de-sac position within this mature part of Roundswell, an opportunity to acquire a 3 bedroom detached house and garage which has been the subject of considerable improvement and refurbishment by the current owners. With 2 reception rooms, 3 bedrooms and 2 bathrooms (plus WC) this spacious house would make a perfect family home.

On arriving at the property, the contemporary and stylish front door gives a clue to the high levels of presentation throughout. Opening onto a very practical entrance lobby with space for shoes and coats and the ground floor WC off, the lobby in turn opens onto the inner hallway with stairs to the 1st floor and doors leading off to the 2 reception rooms and kitchen. The larger of the 2 reception rooms is a bright double aspect room with window to front and French doors opening onto the garden patio area, whilst the other reception room has a cosy feel and could also be used as a home office or formal dining room. The kitchen sits at the rear of the property and offers a range of eye and base level units, integrated appliances and a window overlooking the rear garden. There is an archway to the utility area with gas combination boiler and door to the rear garden.

On the first floor is a bright and spacious landing with window to the rear and a double width storage cupboard, whilst doors lead off to the Master Bedroom with built-in wardrobes and en-suite shower room, the two further bedrooms and a well fitted family bathroom.

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Beautifully Presented Detached Home
2 Reception Rooms
Fitted Kitchen Overlooking Rear Garden
Master Bedroom With En-Suite
Two Further Bedrooms
Well Fitted Family Bathroom
2 Off Road Parking Spaces
Garage
Sunny Rear Garden



Entrance Porch

Downstairs Cloakroom

3' 5" x 3' 3" (1.04m x 0.99m)

Living Room

17' 2" x 11' 0" (5.23m x 3.35m)

Dining Room

9' 4" x 7' 9" (2.84m x 2.36m) Currently arranged as a Second Lounge.

Kitchen

15' 11" x 8' 8" (4.85m x 2.64m)

Stairs to First Floor Landing

Bedroom One

11' 2" x 11' 1" (3.40m x 3.38m)

En-Suite Shower Room

5' 10" x 5' 10" (1.78m x 1.78m)

Bedroom Two

12' 8" x 9' 9" (3.86m x 2.97m)

Bedroom Three

9' 3" x 6' 10" (2.82m x 2.08m)

Family Bathroom

7' 10" x 5' 5" (2.39m x 1.65m)

Outside

Outside the front of the property are two useful parking spaces with access to the adjacent garage. A side gate gives access to the rear garden which offers a sweeping area of artificial lawn with a raised decked seating and barbeque area. There is a useful pedestrian door to the garage and a charming patio seating area. The garden enjoys a sunny southerly aspect.

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.

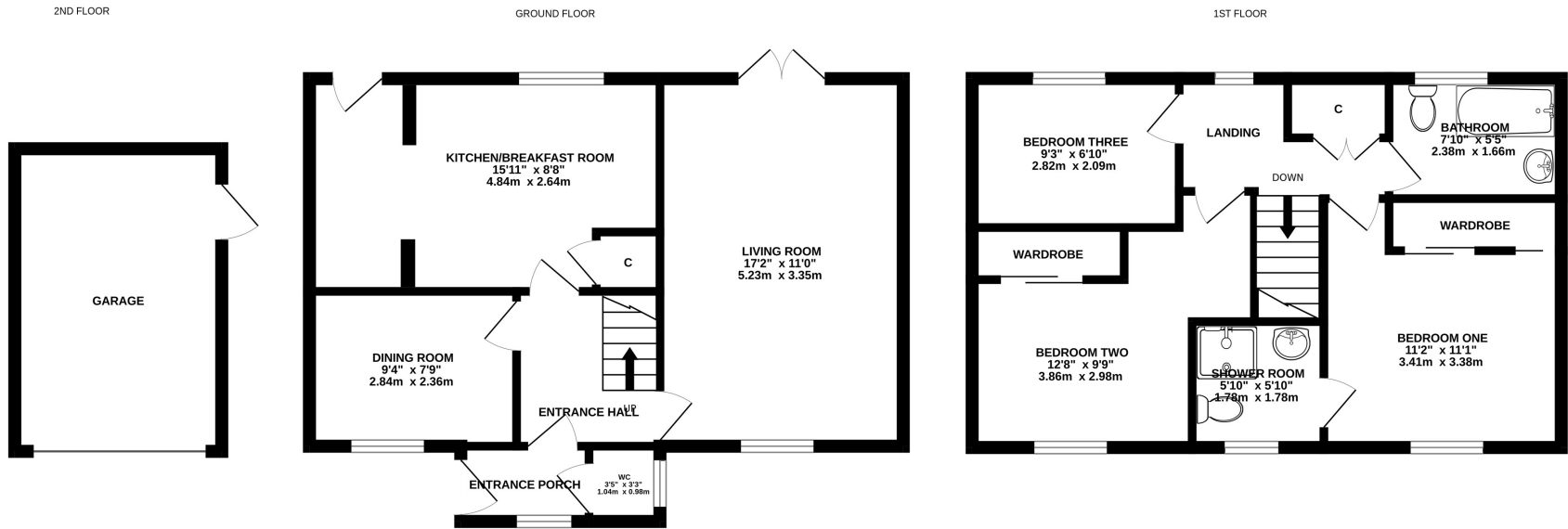
EPC Energy Rating: C.

DIRECTIONS

To find the property please follow satnav reference EX31 3XY.

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Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C	71	
(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	



