

Birch Lane, Roundswell, Barnstaple
£750 pcm

John
Smale & Co.

Chartered Surveyors | Residential & Commercial Consultants



- Semi Detached House
- Spacious Lounge with Bay View Window
- South facing Garden
- <https://www.youtube.com/watch?v=YIdE0tbZUBM> - VIRTUAL TOUR

- Two Double Bedrooms with Fitted Wardrobes
- Shower Room
- Fitted Kitchen

Modern semi-detached house. Situated on Sainsburys side of Roundswell. Well presented throughout. Lounge. Kitchen/Diner. Two Double Bedrooms. Shower Room. Parking for 1/2 cars. Small Front Garden. South Facing Rear Garden. Gas C/H & Double Glazing. Available 1st November 2020.

Directions

Turn left at roundabout onto Old Bideford Road (East). Take the first left hand turning and follow road for a short distance. Take the second right hand turning into Birch Lane Lane. The property will be found on your right hand side.

Ground Floor

Entrance Hall

Lounge

3.29m x 4.05m (10' 10" x 13' 3")

Kitchen / Diner

2.25m x 4.23m (7' 5" x 13' 11")

First Floor

Bedroom One

2.96m x 3.31m (9' 9" x 10' 10")

Bedroom Two

2.14m x 2.67m (7' 0" x 8' 9")

Shower Room

1.66m x 1.98m (5' 5" x 6' 6")

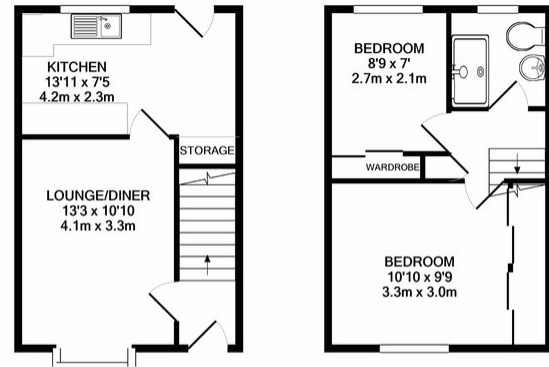
Outside

To the front there is an easy to manage stone chipped garden with driveway alongside providing off road parking for 1/2 vehicles.

To the rear there is a sunny South facing garden, with timber deck sitting area which extends the width of the house leading to a level lawn with shrub beds to one side. outside taps, outside power points and two storage sheds. There is also gated pedestrian access leading to the parking area.

Services

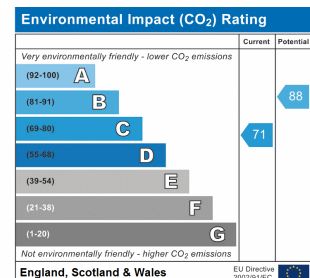
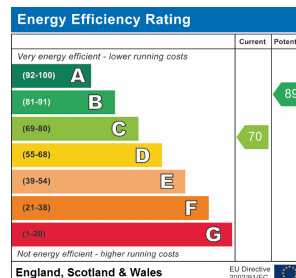
Mains Connected, gas, electric and water.



GROUND FLOOR
APPROX. FLOOR
AREA 300 SQ.FT.
(27.9 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 295 SQ.FT.
(27.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 595 SQ.FT. (55.3 SQ.M.)
Made with Metropix ©2020



At John Smale & Co we don't just sell houses! ...

Contact us now for information on all of our other services including Residential and Commercial Lettings, Property Management, Commercial Property Sales, Probate Valuations, Independent Financial Advice, Energy Performance Certificates, Auctions and New Homes.

These particulars have been prepared for guidance only. We have not carried out a detailed survey, not tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that contents shown are included in the sale.