

Maple Grove, Roundswell, BARNSTAPLE

£795 pcm

John  
**Smale & Co.**

Chartered Surveyors | Residential & Commercial Consultants



- Three Bed Detached House
- Utility Room
- Gas Central Heating and Double Glazed
- Enclosed Garden
- Available End of Feb 2020

- Two Reception Rooms
- Ground Floor W.C
- Garage and Off Road Parking
- STRICTLY NO PETS

# 5 Maple Grove, Roundswell, BARNSTAPLE, Devon, EX31 3QP

Three Bedroom Detached house on this popular estate with the benefit of off road parking, garage and garden. The property provides good quality accommodation with entrance hall and downstairs W.C. Lounge, dining room, modern fitted kitchen, utility room and integral garage. Upstairs are three bedrooms and a family bathroom. Good condition with gas central heating and fully double glazing throughout. To the rear of the property is a good sized enclosed garden with lawned area and patio. STRICTLY NO PETS.

## Ground Floor

### Entrance

Front door into Hallway.

### Separate W.C

### Lounge

3.56m x 4.05m (11' 8" x 13' 3")

Central gas fire place, wood laminate flooring.

### Dining Room

3.04m x 2.69m (10' x 8' 10")

Patio doors to Garden.

### Kitchen

2.86m x 2.97m (9' 5" x 9' 9")

Fully fitted Kitchen.

Under-Stair Storage Cupboard

### Utility Room

2.38m x 1.92m (7' 10" x 6' 4")

Work top surface and intergraded sink.

Plumbing for washing machine, doorway to Garage and back door leading to Garden.

## First Floor

### Upstairs to Landing

Airing cupboard housing boiler.

### Bedroom One

3.23m x 4.42m (10' 7" x 14' 6")

### Bedroom Two

3.36m x 2.66m (11' x 8' 9")

### Bedroom Three

2.59m x 2.34m (8' 6" x 7' 8")

Integral store cupboard.

### Family Bathroom

1.67m x 2.17m (5' 6" x 7' 1")

Bath with shower over, W.C and sink.

### Outside

Small garden to front with off road parking leading up to the Garage: 5.15m x 2.47m (16' 11" x 8' 1")

Enclosed rear garden with patio and lawned area.

### Services

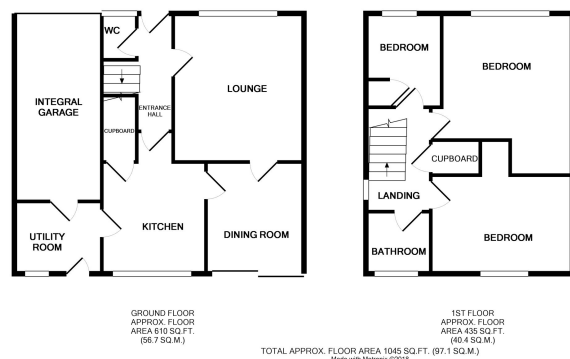
Mains Connected, Gas, Electric and Water.

Council Tax Band: C

EPC rating - D

### Directions

Driving down from the Cedars roundabout, when you reach the first roundabout take the first left, then turn left again into Maple Grove and the property is shortly on the left.



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