



Muddle Brook, Roundswell, Barnstaple, Devon, EX31 3WE





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Shared Ownership £117,500

A rare opportunity to purchase a 50% share of this stunningly presented two bedroom house which benefits from off road parking as well as a super generous enclosed garden. These shared ownership properties offer a great opportunity to get on the housing ladder and benefit from house price growth at a reasonable cost. The accommodation comprises of steps to ENTRANCE DOOR opening onto ENTRANCE LOBBY with storage cupboard and W/C with basin, window and housing gas boiler. Inner door opens to OPEN PLAN LIVING AREA with fitted kitchen, generous living space, window and French doors to garden, stairs to upper floor with useful storage under.

On the FIRST FLOOR is the MASTER BEDROOM with two windows overlooking rear garden, a SECOND DOUBLE BEDROOM with windows to front and built-in storage and the FAMILY BATHROOM with white suite and shower over the bath.

The REAR GARDEN is a particular feature of the property, being far larger than usual and offering a sunny aspect. Laid to lawn with patio area and bounded by stout timber fences, there is also a gate to the parking area.

Buyers Key criteria are:



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50% Shared Ownership  
Popular Roundswell Location  
Two Bedroom End Terrace House  
Open Plan Living Space  
Stylish Fitted Kitchen  
Family Bathroom And Ground Floor W/C  
Superb Rear Garden  
Rare Opportunity



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## Entrance Hall

### Kitchen

10' 9" x 9' 11" (3.28m x 3.02m)

### Living Room

13' 3" x 9' 1" (4.04m x 2.77m)

### Cloakroom

### First Floor Landing

### Bedroom One

13' 3" x 8' 10" (4.04m x 2.69m)

### Bedroom Two

13' 3" x 7' 7" (4.04m x 2.31m)

### Bathroom

### Outside

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### Agents Note:

Balance Of A 125 Year Lease. 121 Years Remaining.  
The Rent Payable At Present Is £337.01 which includes Maintenance etc.



## SERVICES

Services: We understand all mains services are connected.

Council Tax Band: B.

Please note: Council Tax bandings can be reassessed after a change of ownership. For further information please contact the local authority.

EPC Energy Rating: B.

## DIRECTIONS

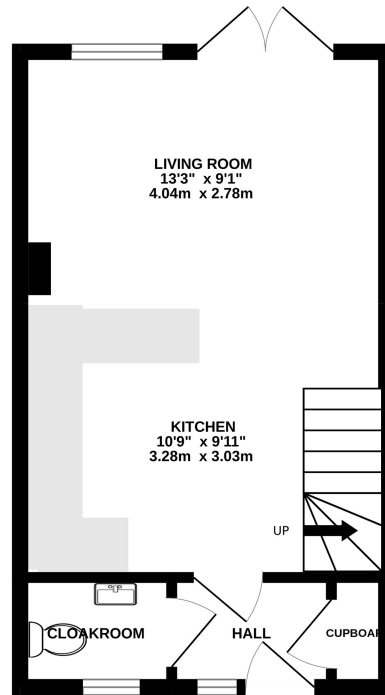
To locate the property, follow Sat Nav EX31 3WE.

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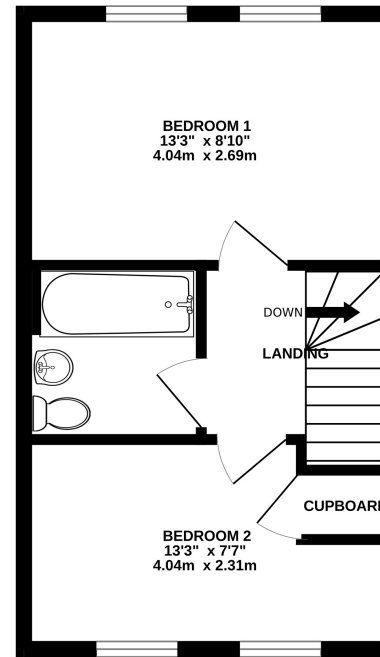




GROUND FLOOR



1ST FLOOR



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Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92+)	<b>A</b>		97
(81-91)	<b>B</b>	83	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	







