



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







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### £350,000

John Smale and Co are delighted to offer to the market this immaculate modern semi-detached house, situated within a quiet cul-de-sac location, close to a wide range of local amenities, excellent schools and immediate access to pleasant walks and cycle routes. Having been built approx. 18 months ago, it benefits from the remainder of a NHBC warranty, along with some additional high quality fixtures and fittings and a beautiful landscaped garden, offering lawn and seating areas. There is also a good sized detached garage and additional driveway parking. The accommodation in brief comprises a spacious and welcoming entrance hall, cloakroom, lounge with bay window, superb kitchen/diner with range of fitted appliances, four bedrooms (one ensuite) and a family bathroom. A fantastic home with great 'turn key' appeal.

The property is located just over two miles away from Barnstaple, which is the largest town in North Devon and has a strong history as a major port. There are still some remnants of the original Norman castle visible in the town and a traditional Pannier Market offers fresh local produce, flowers, crafts and much more. Barnstaple offers an excellent selection of schools in a lively and bustling area, which has been popular with holiday makers and residents for generations. There is always something new to discover whether in one of the local museums or along the 180-mile Tarka Trail, which is a delightful walking and cycling trail.

The property is well placed for travelling near or far with Barnstaple train station just over 2 miles away and the A39 accessed in a short drive. Located on the River Taw, with Dartmoor to the south, Exmoor National Park to the east and beautiful beaches along the north coast of Devon, yet with the town close by, it is perfectly located to set up your new home.

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Immaculate Semi-Detached Modern House  
Quiet Cu-De-Sac Location  
Garage and Driveway Parking  
Beautiful Landscaped Garden  
Remainder of 10 year NHBC Warranty  
Close to Amenities and Excellent Transport Links  
immediate access to Lovely Walks and Cycle Routes  
Lounge with Bay Window  
Superb Fitted Kitchen with Integrated Appliances  
Four Bedrooms (1 Ensuite) and Family Bathroom



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### Entrance Hall

Spacious area with stairs to first floor, cloak space, fitted cupboard, doors off to main living areas.

### Cloakroom

With W/C and hand basin.

### Lounge

4.24m x 5.55m (To Bay) (13' 11" x 18' 3")

With box bay window with fitted venetian blinds.

### Kitchen/Diner

4.33m x 6.37m (14' 2" x 20' 11")

Fabulous room with space for large dining table and chairs, range of fitted appliances and direct access to the garden, via a set of double glazed doors.

### First Floor Landing

Fitted cupboard, access to loft space.

### Bedroom One

2.88m x 4.00m (9' 5" x 13' 1")

### Ensuite Shower Room

1.45m x 2.15m (4' 9" x 7' 1")

Shower cubicle, W/C, hand basin.

### Bedroom Two

3.2m (Plus door recess) x 3.81m (10' 6" x 12' 6")

### Bathroom

1.90m x 2.15m (6' 3" x 7' 1")

Bath with wall mounted shower over and screen, W/C, hand basin.

### Bedroom Three

3.1m x 3.76m (10' 2" x 12' 4")



#### **Bedroom Four**

2.35m x 3.60m (Max) (7' 9" x 11' 10")

#### **Outside**

To the front of the property is a good sized detached garage 3.1M X 5.55M. The garage has electric and power, garage door to the front and recently installed door to the side aspect, providing separate pedestrian access which is very useful. In front of the garage is a driveway, providing additional parking. To the rear is a beautiful landscaped garden, which the current vendor has created. it offers the best of both worlds, with lawn and seating areas, along with low maintenance raised flower and plant beds. A fantastic space for the family to relax, play or entertain.

#### **SERVICES**

Mains services connected. Gas, Electric and Water.

Council Tax Band. D.

Tenure. Freehold.

Energy Rating B.

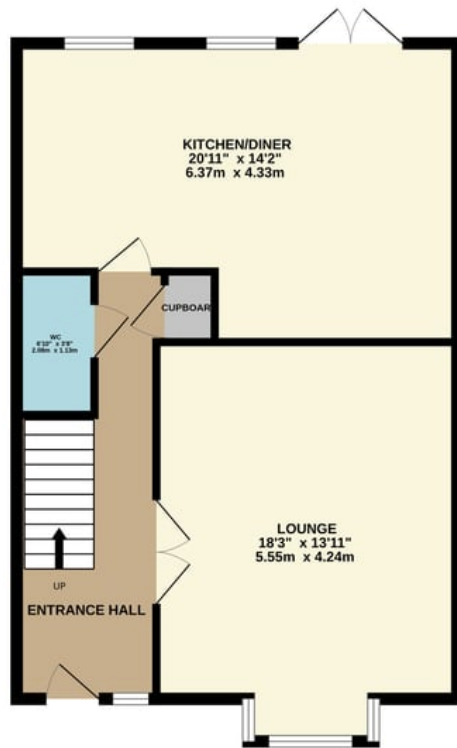
#### **DIRECTIONS**

From Roundswell Sainsburys on your right, turn left at roundabout onto Old Bideford Road and follow towards the end. Turn right onto Brookside road and follow, passing a new build development on your left and Wedlake Way. Turn left into Claypitts Road and another new build development. Follow road, and before reaching Roundswell Community Primary School on your right, turn left into Higher Gorse Road. Turn right into Muddle Brook, which has a no through road. Travel to end and turn left, where you will easily locate the property on your left, with For Sale board clearly displayed.

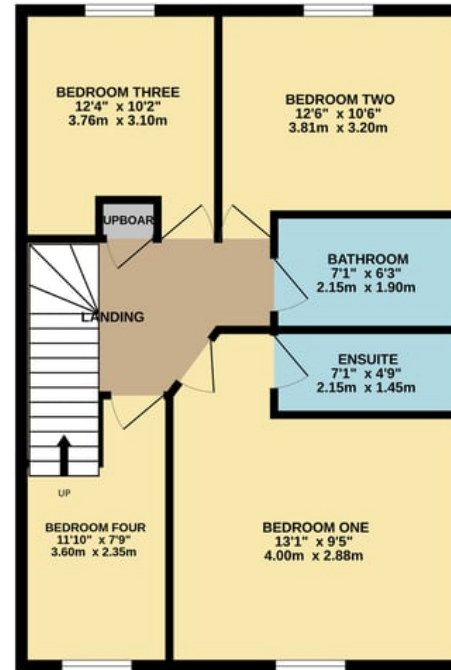
*At John Smale & Co we don't just sell houses!  
Contact us now for information on all of our other services including Auctions, Commercial Property and Market leading independent financial advice.*



GROUND FLOOR



1ST FLOOR



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