



11 Hele Rise, Roundswell, Barnstaple, Devon, EX31 3UT





11 Hele Rise, Roundswell, Barnstaple, Devon, EX31 3UT

Guide Price £239,500

Situated at the end of a cul-de-sac, in a highly popular residential area is this PVC Double Glazed and Gas Centrally Heated Two Bedroomed Semi-Detached House with a Southerly Facing Garden, and a Garage with Additional Parking. Ideally suited for a First Time Buyer, an early viewing appointment is advised!

Briefly the accommodation provides Living Room with a feature archway leading to a Kitchen/Diner, with doors to the Rear Garden. To the First Floor are Two Bedrooms - a larger double bedroom to the front with built-in storage and an additional bedroom to the rear. The bathroom is well appointed.

Roundswell is a popular residential area, having a wide selection of local amenities close by - including schooling, various shops, with a regular bus service accessible nearby leading into Barnstaple, North Devon's Regional Centre housing the areas main shopping, business and commercial venues. The amenities available within the nearby village of Bickington including a shop with post office, are within easy walking distance.

# 11 Hele Rise, Roundswell, Barnstaple, Devon, EX31 3UT

---

Semi-Detached House  
PVC Double Glazing  
Gas Central Heating  
Southerly Facing Enclosed Rear Garden  
Garage And Parking Facility  
Popular Residential Area  
Cul-De-Sac Location  
Easy Access To Amenities  
Good Transport Links  
Viewing Is A Must!

---

## Front Door To

### Lounge

14' 10" x 14' 3" (4.52m x 4.34m)

### Kitchen/Diner

14' 3" x 8' 6" (4.34m x 2.59m)

### Stairs to First Floor Landing

### Bedroom One

10' 11" x 10' 1" (3.33m x 3.07m)

## Bedroom Two

9' 1" x 7' 10" (2.77m x 2.39m)

## Family Bathroom

5' 10" x 5' 9" (1.78m x 1.75m)

## Outside

To the front is a lawned area with a store shed to the rear of the garage. A paved pathway leads to the enclosed Southerly facing rear garden with a paved area, lawn and an external tap.

## Single Garage

With up and over door, power and lighting, eaves storage area and side personal door.

## SERVICES

Services: All Mains Services Available.

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.

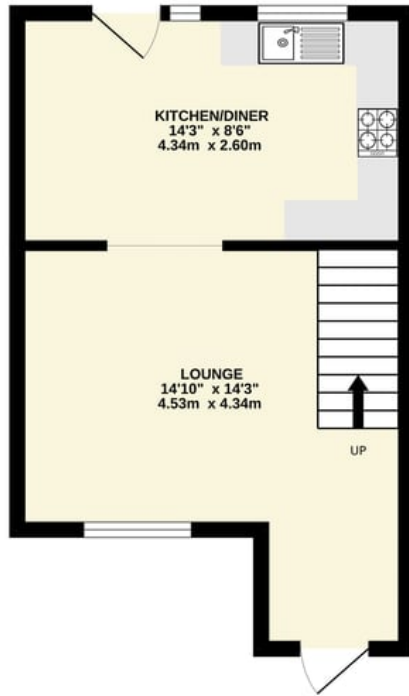
EPC Energy Rating: C

## **DIRECTIONS**

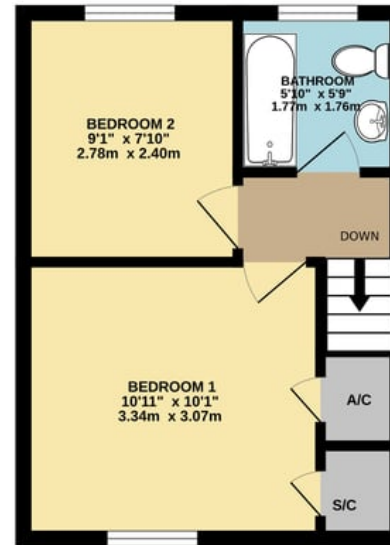
From Barnstaple town centre, head towards Sticklepath. At the roundabout adjacent to the Cedars Inn, turn left continuing to the next roundabout, where turn right onto Old Bideford Road. Take the fifth turning on your right into Wester-Moor Way. Proceed straight across at a roundabout into Wester-Moor Drive. Then turn left, into Hele Lane, then turning left into Hele Rise, where the subject property is as the head of the cul-de-sac on your right hand side.

*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  
293 sq.ft. (27.2 sq.m.) approx.



1ST FLOOR  
264 sq.ft. (24.6 sq.m.) approx.



TOTAL FLOOR AREA : 558 sq.ft. (51.8 sq.m.) approx.  
Made with Metropix ©2024

Any representation made by John Smale & Co Estate Agents, whether orally or in writing made in reference to these particulars, or prior to them being produced is believed to be correct, but its accuracy is not guaranteed, and it should not be relied on. Any areas, land plans, measurements, distance, or orientations are given in good faith but approximate only. The property, its services, appliances, fixtures, and fittings have not been surveyed or tested by John Smale & Co Estate Agents. Any reference to any property alterations is not a statement that any necessary planning, building regulations or other consent has been granted. The agents advise buyers to instruct their chosen solicitors, surveyors, or any other relevant property professionals to clarify any matters concerning the property.

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>87</b>
(69-80)	<b>C</b>	<b>72</b>	
(54-68)	<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	



