



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		85
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		
(81-91) B		84
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 



17 Wester-Moor Drive Roundswell, Barnstaple

- Modern detached house
- Open Plan Dining Room
- Double glazing and gas central heating
- Good Size Gardens
- Deposit £1050
- 4 Bedrooms (1 En Suite)
- Large Shower Room
- Garage & Off Road Parking
- Rent £900pcm
- Available Now. Long Let



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.

This is a modern detached house, situated within the popular and convenient location of Roundswell. It benefits from a private driveway and garage, along with a second off road parking space. There is double glazing and gas fired central heating and the property will be freshly decorated and cleaned throughout, before tenants move in. There is gated access leading to a side garden and an enclosed rear garden, laid mainly to lawn. The accommodation on the ground floor briefly comprises of a cloakroom, living room, open plan dining room and fitted kitchen. The first floor offers four bedrooms (one ensuite) and a shower room. Rent £900PCM. Deposit £1050. Available Now. No pets, no smokers, employed or retired only. Long term let.

Hallway

Stairs to first floor, double glazed door, laminate flooring.

Cloakroom

Low level W/C, hand basin, radiator, window.

Kitchen

4.52m x 2.64m (14' 10" x 8' 8")
Double glazed door to side garden, double glazed window to front aspect, range of fitted cupboards and drawers, space and plumbing for washing machine and dryer, space for fridge/freezer, built in electric oven and hob, door through to dining room.

Dining Room

2.80m x 2.64m (9' 2" x 8' 8")
Double glazed window, radiator, vinyl flooring, open archway through to lounge.

Lounge

Double glazed patio doors to rear garden, fireplace with gas fire inset, fitted carpet.

1st Floor

Landing

Spacious area, radiator, loft hatch, airing cupboard.

Bedroom 1

3.63m x 3.05m (11' 11" x 10' 0")
Double glazed window, radiator, fitted wardrobe, fitted carpet, door to ensuite.

En-suite

Double glazed opaque window, W/C, radiator, pedestal hand basin, shower cubicle, vinyl flooring.

Bedroom 2

4.29m x 2.46m (14' 1" x 8' 1")
Double glazed window to rear aspect, radiator, fitted carpet.

Bedroom 3

2.97m x 2.57m (9' 9" x 8' 5")
Double glazed window to front aspect, radiator, fitted wardrobe, fitted carpet.

Bedroom 4

3.0m x 2.08m (9' 10" x 6' 10")
Double glazed window to rear aspect, radiator, fitted carpet.

Shower Room

Large shower cubicle, W/C, hand basin with fitted cabinet below, vinyl flooring.

Outside

Garden

Private driveway to the front providing off road parking. GARAGE 5.03M X 2.57M. There is also a separate gravelled off road parking space for one car. There is a small garden to the front, side garden area and larger rear garden, laid mainly to lawn.

SERVICES

SERVICES

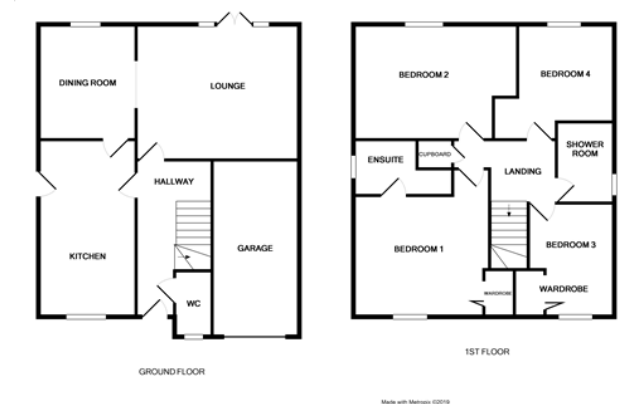
Mains services connected. Gas, Electric and Water.

Council Tax Band D

DIRECTIONS

DIRECTIONS

From Barnstaple head towards Roundswell. At the Cedars Roundabout, turn left down the hill. At the next roundabout take the 3rd exit onto Old Bideford Road. Take the 5th turning on the right to Wester-Moor-Drive and Middlecombe Drive. Follow this road until the mini roundabout, head straight over and the property can then be found on the left hand side, with To Let board clearly displayed.



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