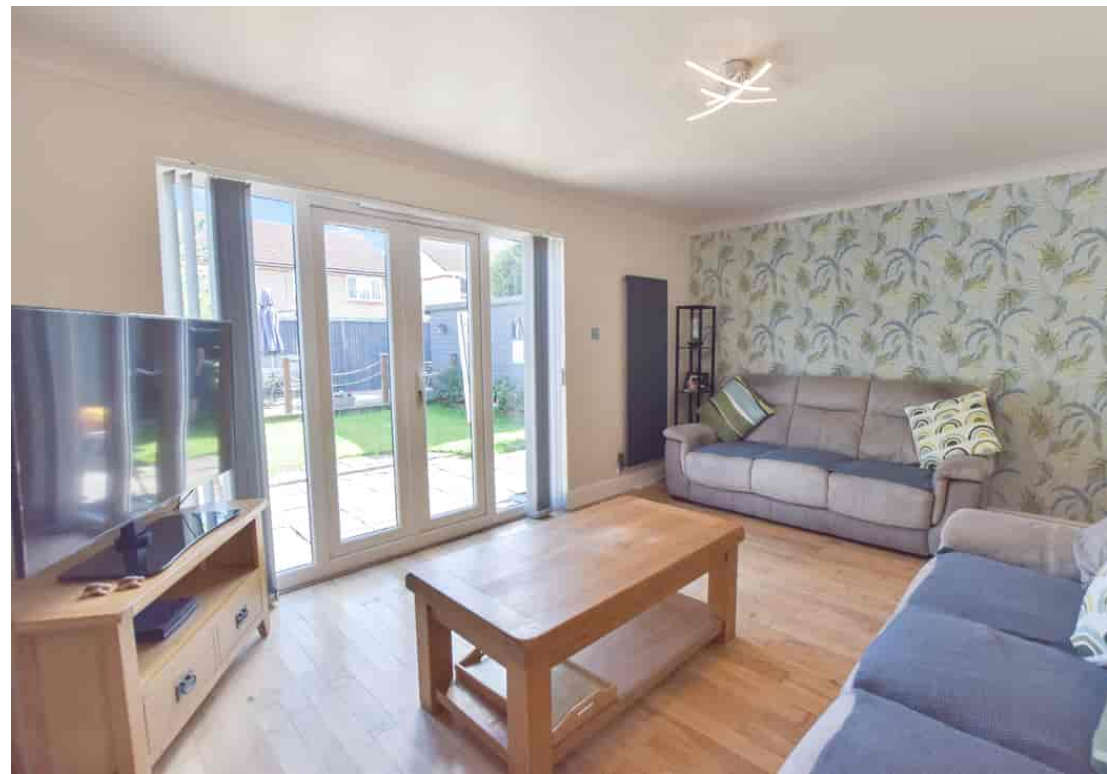




37 Middle Combe Drive, Roundswell, Barnstaple, Devon, EX31 3UY







37 Middle Combe Drive, Roundswell, Barnstaple, Devon, EX31 3UY  
£367,500

Situated along a quiet road in this mature and established part of the popular Roundswell development, this spacious four bedroom detached house offers space and style! From the welcoming entrance hallway with wood flooring and W/C off, doors open onto the kitchen/dining room which offers a range of base and eye level units, ample worktop space and room for a Range cooker. There is also a useful pedestrian door giving access to the side and the rear garden. Also access from the hallway, is the bright and airy lounge, which offers French Doors overlooking the pretty rear garden, a recently installed vertical radiator and a stunning decorative finish. The integral garage has been cleverly adapted so that the garage door still operates and provides access for storage, bicycles, motorbikes etc. Whilst a partition wall divides off the end section and this can be used for additional storage and has in the past been used as a home office/study. On the first floor, is a spacious master bedroom with en-suite and built-in storage, three further bedrooms and the family bathroom has recently been upgraded to a stylish and contemporary shower room.

# 37 Middle Combe Drive, Roundswell, Barnstaple, Devon, EX31 3UY

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Four Bedroom Detached House  
Two Bath/Shower Room Plus Ground Floor W/C  
Spacious Kitchen/Diner  
Sitting Room Overlooking Garden  
Parking And Garage  
Enclosed Rear Garden  
Easy Maintenance Brick Elevations And UPVC Soffitts And  
Rainwater Goods  
Viewing Highly Recommended



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## Entrance Hallway

## Kitchen/Diner

24' 7" x 8' 7" (7.49m x 2.62m)

## Living Room

15' 2" x 11' 2" (4.62m x 3.40m)

## Cloakroom/Storage

8' 6" x 6' 5" (2.59m x 1.96m)

## Stairs To First Floor Landing

## Bedroom One

12' 2" x 10' 1" (3.71m x 3.07m)

## En-Suite Shower Room

## Bedroom Two

12' 2" x 8' 2" (3.71m x 2.49m)

## Bedroom Three

10' 0" x 8' 6" (3.05m x 2.59m)

## Bedroom 4 / Study

9' 10" x 8' 2" (3.00m x 2.49m)

## Shower Room

## OUTSIDE

Outside the front of the property there is a tarmac driveway providing ample off road parking and giving access to the integral garage. A side gate gives pedestrian access to the rear garden which is laid mainly to lawn with a delightful sunny decked seating area, and the garden is enclosed by recently renewed timber fences.

## Integral Garage

11' 4" x 8' 5" (3.45m x 2.57m)



## Workshop

15' 7" x 5' 7" (4.75m x 1.70m)

## SERVICES

Services: We understand that all mains services are available.

Council Tax Band: D

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

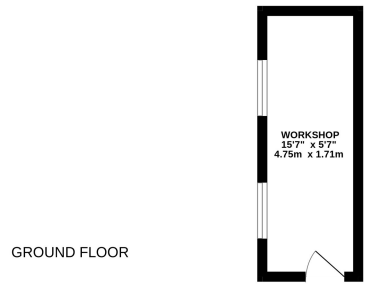
EPC Energy Rating: D

## DIRECTIONS

From the town square, proceed over the Old Bridge and continue up Sticklepath Hill until eventually reaching the Cedars Roundabout and bear left here. At the next roundabout, bear right onto Old Bideford Road and follow this road until passing the right hand turn signed Brynsworthy Park and take the next right turn. Follow this road for a short distance, passing over the mini-roundabout and carry on until reaching Middle Coombe Drive on the right.

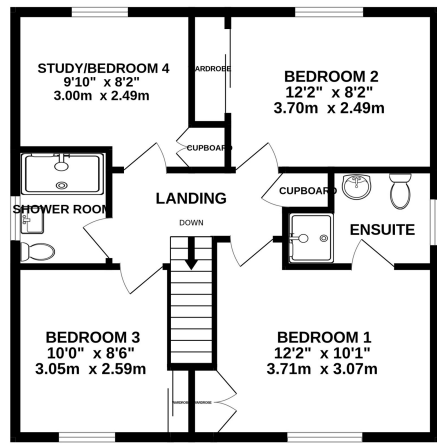
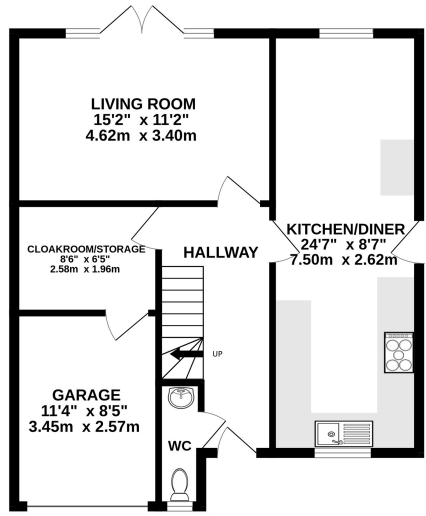
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1ST FLOOR



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