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5 HIGHER WESTLAKE ROAD, ROUNDSEWELL BARNSTAPLE, DEVON, EX31 3XN

Wow! This extended 3 Bedroom Semi Detached House has an amazing open plan Kitchen, Dining & Family Room as well as an En Suite and Family Bathrooms. Must be viewed internally.

£250,000

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

COUNCIL BAND C



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- Extended 3 Bedroom Semi Detached House
- Impressive open plan Kitchen/Dining & Family Room with vaulted ceiling and French doors
- Comfortable Lounge
- Master Bedroom with Dressing Room & En Suite Shower Room
- Modern Family Bathroom
- Gas central heating & double glazing
- Garage & additional Parking
- Easy to manage lawn Garden with patio and deck
- Popular Roundswell village location
- Internal viewings a must



An extended 3 Bedroom Semi Detached House featuring an amazing open plan Kitchen, Dining & Family Room with its light and airy vaulted ceiling and French doors leading out to the Garden.

Located in Higher Westlake Road the property is in the sought after Roundswell area with in turn is on the outskirts of Barnstaple about 2 miles from the town. There is a good local bus service and Sainsburys and the Roundswell Retail Park are nearby.

Extended and much improved this brick built Semi Detached House has accommodation on Two Floors featuring an Entrance Hall, Lounge plus the open plan Kitchen, Dining Area and Family Room which provides spacious light and attractive living space. On the First Floor are 3 Bedrooms including Master Bedroom with a Dressing Room and fitted wardrobes plus an En Suite Shower Room. There is also a well appointed Family Bathroom with contemporary wall tiling.



Gas fired central heating and modern replacement double glazing is installed and the interior is attractively finished with well maintained decorations and flooring.

On the outside is an Integral Garage and Driveway Parking plus a private Rear garden with patio and deck and sheltered lawn enjoying lots of privacy.



In all a modern 3 Bedroom Home with lots to offer and if you're seeking a Family Home in this popular residential area this property should be top of your viewing list. Further details and approximate measurements are as follows:

GROUND FLOOR

ENTRANCE HALL

With part glazed door to front, radiator and stairs to First Floor.

LOUNGE 14'1" X 10'2" (4.3 X 3.1)

With double glazed window to front, radiator, power and tv points.

OPEN PLAN KITCHEN/DINING & FAMILY ROOM

KITCHEN/DINER 13'5" X 8'2" (4.1 X 2.5)

Fitted with a comprehensive range of modern base and wall mounted units with cupboards, drawers and contrasting tops, inset single drainer sink unit and integrated gas hob, electric oven and cooker hood, part tiled surrounds, radiator, down lighting and open access to



FAMILY ROOM 14'3" X 10'9" (4.36 X 3.3)

A superb room with vaulted ceiling feature and sky lights for lots of natural light, plenty of space for either sitting or dining and with radiator, down lighting, double glazed window and French doors to Garden.

FIRST FLOOR

LANDING

With hatch to loft and door to

MASTER BEDROOM 11'8" X 10'3" (3.56 X 3.14)

With radiator and double glazed window, open access to

DRESSING ROOM 6'6" X 6'10" (2 X 2.1)

With large storage cupboard and full length fitted wardrobes with double sling doors and door leading to

EN SUITE

With a white suite including a double sized shower cubicle and integrated rain shower, hand basin and low level w/c, towel rail/radiator, extractor fan and double glazed window.

BEDROOM TWO 13'5" X 12'1" PLUS RECESS (4.1 X 3.7 PLUS RECESS)

With radiator and double glazed window, airing cupboard with factory lagged cylinder and shelving.

BEDROOM THREE 10'2" X 7'0" (3.1 X 2.15)

With radiator and double glazed window.

BATHROOM

With a white suite including a panelled bath with electric shower over and screen, full tiled walls surround, pedestal hand basin and low level w/c, radiator and part tiled walls and extractor fan.

OUTSIDE

Open plan fore garden extending around the side with stone chipped standing space for additional parking.

INTEGRAL GARAGE 14'5" X 10'5" (4.4 X 3.2)

With up and over door to front, light and power. Door to

UTILITY ROOM 10'2" X 7'2" (3.1 X 2.2)

Wash hand basin, modern gas fired central heating boiler, plumbing for washing machine and space for tumble dryer, door to garden.

Rear garden includes a patio decked area for sitting and entertaining, level lead in sheltered spot with high level of privacy.

NOTE

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.