



WOOLLIAMS
Property Services

Guide price £230,000
Old Tram Drive, Roundswell, EX31



 **2**
Bedrooms

 **1**
Bathroom

2 Queens House, Queen Street, Barnstaple, EX32 8HJ |
sales@woolliamspropertyservices.com

01271 328586



A beautifully presented two-bedroom semi-detached home, ideally situated in a sought-after location close to well-regarded schools and local amenities. The property features a modern open-plan lounge and kitchen area, creating a bright and sociable living space, with patio doors leading out to the rear garden. The sunny back garden offers both a patio seating area and a lawn, along with a useful shed for additional storage. Downstairs, there is also the convenience of a separate WC. Upstairs, the property comprises two well-proportioned bedrooms and a contemporary family bathroom.

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Externally, the home benefits from off-road parking for two vehicles, making it perfect for couples, small families, or first-time buyers.

Early viewing is highly recommended to fully appreciate all this lovely home has to offer.

Entrance Lobby *1.76m x 1.19m (5' 9" x 3' 11")*

Front door off, radiator, built-in storage/meter cupboard.

Cloakroom *1.65m x 1.19m (5' 5" x 3' 11")*

White suite comprising W.C. pedestal wash hand basin with mixer tap, wall mounted Ideal Logic combination gas boiler feeding domestic hot water and central heating system, radiator, laminate flooring.

Open Plan Living Room & Kitchen *6.02m x 4.03m (19' 9" x 13' 3")*

A nicely fitted kitchen area with grey units comprising of an island unit with inset single drainer sink, cupboards and space below with plumbing for washing machine. Worksurface with drawers and cupboards below, inset gas hob and built-in oven, working surface with cupboard below, integrated fridge/freezer, wall units, concealed extractor, two double radiators, French doors to garden, laminate flooring.

First Floor Landing

Fitted carpet extending to stairs, access to loft space, radiator.

Bedroom 1 *4.04m x 2.69m (13' 3" x 8' 10")*

Two windows, built-in wardrobes with sliding doors, radiator, fitted carpet.

Bedroom 2 *4.04m x 2.36m (13' 3" x 7' 9")*

Two windows, built-in linen cupboard, radiator, fitted carpet.

Bathroom *1.96m x 1.90m (6' 5" x 6' 3")*

White suite comprising a panelled Bath with fully tiled wall area, mixer tap, separate shower unit, glazed shower screen. Pedestal wash basin with mixer tap, WC, radiator, extractor unit, laminate flooring.

Outside

A small gravelled area sits to the front of the property, with steps leading up to the front door. To the side, there is a hardstanding area providing off-road parking for two vehicles, along with an outside tap and a pedestrian gate giving access to the rear garden. The enclosed rear garden enjoys a sunny south-easterly aspect and features a paved patio terrace—ideal for outdoor dining—leading up to a gently sloping lawn. A useful timber-framed garden shed provides additional storage space.

Services

Mains water, electricity, gas, and drainage connected.

Tenure

Freehold

Council Tax

Band B

EPC

Rating B

Viewings

By appointment through Woolliams Property Services. Telephone: Office Hours: 01271 328586 Out of Office Hours: 07977 269098

Directions

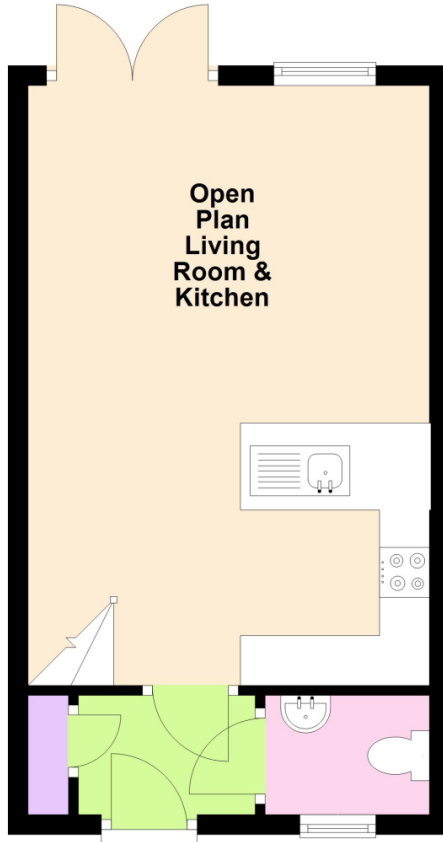
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Useful Information

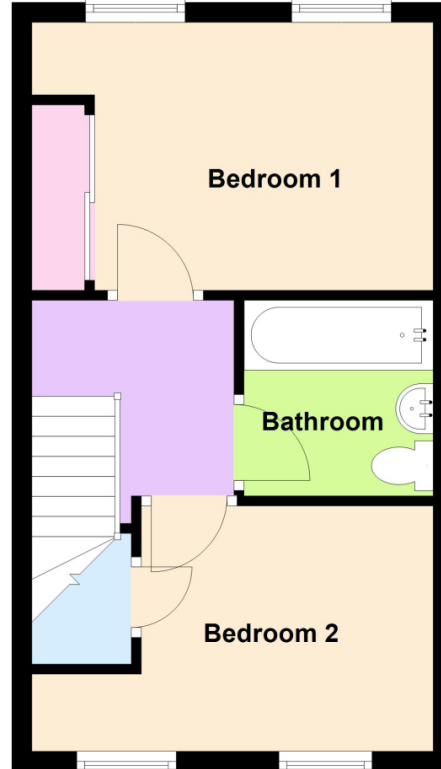
To find out further useful information on this property, such as bin collection days, whether this is a conservation area, planning history, etc, why not check the North Devon Council website: www.northdevon.gov.uk/my-neighbourhood



Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		97
(81-91)	B	83	
(69-80)	C		
(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

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