

for sale



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8 Claypits Road
Roundswell Barnstaple,
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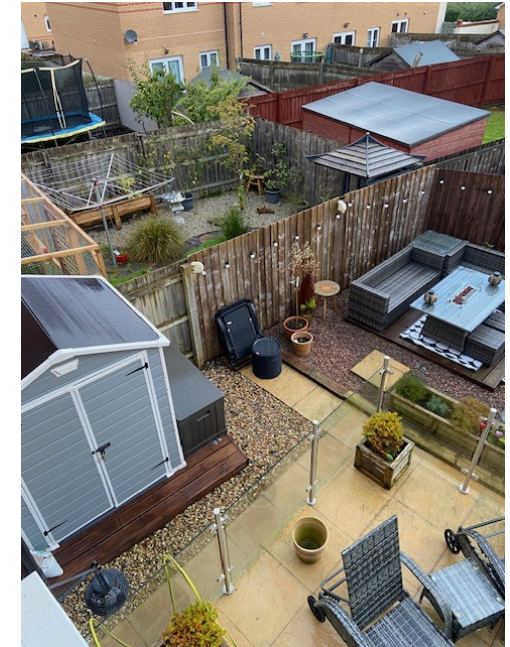
Price Guide
£385,000

Located on the select development of Montbray built by NHBC registered builders Linden Homes circa 2018.

This very well appointed and much enhanced modern home offers very adaptable accommodation, arranged over 3 floors, considered ideal for extended family occupation. It also benefits from a larger garage and off road parking for a couple of vehicles. The rear garden has been designed for ease of maintenance too!

The property is enhanced by having solar panels with storage batteries

- Entrance Hall with staircase off
- Ground floor cloakroom
- Family Living Room with Dining area and By fold doors
- Upgraded open plan Kitchen with built in appliances
- Second Living Room
- 4 Bedrooms (potential for 5)
- Main Bedroom with dressing area
- 2 En Suites
- Family Bathroom (potential en suite)
- LVT vinyl flooring and carpets
- Gas radiator Central Heating
- UPVC Double Glazing
- Secure enclosed low maintenance rear garden
- Oversized single Garage
- Off road Parking for 2 vehicles
- Walking distance to primary school and Bickington village
- Walking distance to out of town shopping
- Nearby country walks
- Ideal for a large family
- 5kw Solar plus 2 storage batteries



8 Claypits Road is an established nearly new home built by NHBC registered builders Linden Homes in 2018. This deceptively spacious property offers 143 sqm of accommodation arranged over 3 floors making it quite adaptable for extended family living, perhaps even dedicating the second floor to a dependent. The current vendors purchased the property new and have made a number of enhancements including adding units to the kitchen, installing wide byfold doors to living room, fitting a dressing area to the main bedroom and adding a door to the second floor bathroom so it can be used as an en suite if required. The biggest investment has been the installation of solar panels and 2 back up storage batteries which reduce the bills considerably!.

In 2023 the floor covering were also replaced and upgraded. The 4 bedroom accommodation is gas central heated and double glazed with an enhanced pressurised hot water system capable of serving a number of showers adequately at the same time. The versatile accommodation is currently arranged as a large interconnecting open plan living area on the ground floor incorporating kitchen, dining and seating area, a separate entrance hall with cloaks cupboard and cloakroom, On the first floor are a second living room and the main bedroom suite with dressing area and en suite. On the second floor are 3 further bedrooms, one with en suite, family bathroom which could be also be used as an en suite. Outside the rear garden has been landscaped to create a low maintenance recreation space with sun

terrace enclosed by glass and steel balustrade being accessed via by fold living room doors and space has been created for a hot tub and comfortable more private seating area. The property also benefits from 2 parking spaces and an over sized single garage. A full viewing is recommended to the discerning purchaser to appreciate. The property is conveniently located for easy access to open countryside, the nearby amenities on Roundswell, a primary school at the end of the road and the neighbouring village of Bickington with its choice of public houses, post office, hairdressers and bus service, Barnstaple, North Devon's regional centre offers a wide range of High Street and out of town shopping, leisure facilities including Tennis centre and The Queens Theatre.

The accommodation comprises

(all measurements are approximate):-

Front Entrance Door leading to **Entrance Hall:** 15' x 6' 10 (4.57m x 2.08m) with coats cupboard, radiator and staircase off to first floor landing with storage cupboard under.

Cloakroom: with close coupled dual flush WC, small pedestal wash basin with splash back extractor and radiator

Kitchen: 18' 3 x 8' 6 (5.56m x 2.59m) with extended range of units comprising base cupboards and drawers, matching eye level cupboards, built in electric eye level double oven, concealed built in fridge freezer and dishwasher, gas hob with stainless extractor canopy over. Contoured work surfaces with tiled splash backs and inset stainless steel 1 1/2 sink and drainer with mixer tap. Concealed gas combination boiler with pressurised water system, radiator. Interconnecting and opening out into

Family Room and Diner: 16' 2 x 14' 0 (4.93m x 4.27m) maximum with double glazed by fold doors extending the full width of the room opening on to rear garden, feature radiator,

Staircase leading to **First Floor Landing:** with radiator

Living Room: 16' 2 x 13' 4 (4.93m x 4.06m) with twin windows and 2 x radiators (potential 5th bedroom or perhaps even sub division to 2 rooms if required)

Bedroom 1: 16' 2 x 12' 7 (4.93m x 3.84m) maximum measured into dressing area which includes built in chest of drawers with cupboards over, his and hers wardrobes, twin windows and radiator

En Suite Shower Room: with white suite comprising close coupled dual flush WC, pedestal wash basin, inset double shower with screen door, radiator and extractor

Staircase leading to second floor landing with ladder access to well insulated loft

Bedroom 2: 12' 6 x 10' 0 (3.81m x 3.05m) with radiator

En Suite Shower Room: with suite comprising pedestal wash basin, dual flush WC and double shower. Velux skylight window, radiator and extractor

Bedroom 3: 13' 4 x 9' 0 (4.07m x 2.74m) with Velux skylight window and radiator (direct access to family bathroom so could be used as en suite)

Bedroom 4: 9' 2 x 6' 8 (2.80m x 2.03m) with Velux skylight window and radiator

Family Bathroom: with white suite comprising sculpted panel bath with dual head mixer shower and side screen, close coupled dual flush WC, pedestal wash basin with mono bloc mixer tap, radiator and extractor

Garage: 19' 9 x 9' 9 (6.02m x 2.97m) (an over sized single) providing useful extra width to easily park a car and exit it! Plus space for bikes surf boards etc. Parking space in front.

Note: For clarity, the middle garage located within the adjoining coach house with parking space in front goes with number 8.

Outside: To the front of the property is a small garden area with steps leading to front door and extra single car parking space in front of the side gate which leads around to the landscaped low maintenance rear garden.

Rear Garden: being fully enclosed by fencing. Immediately to the rear of the property is a paved sun terrace with glass balustrade and steps leading down to lower area of garden again being part paved leading to hot tub base, chipping base to decked seating area further space behind the neighbouring coach house laid to chippings with useful shed which leads to previously mentioned side gate. Also useful garden taps and outside power points.

EPC Rating: Band 'B'. (143 sqm) *Note: potential band 'A' now solar has been added.*

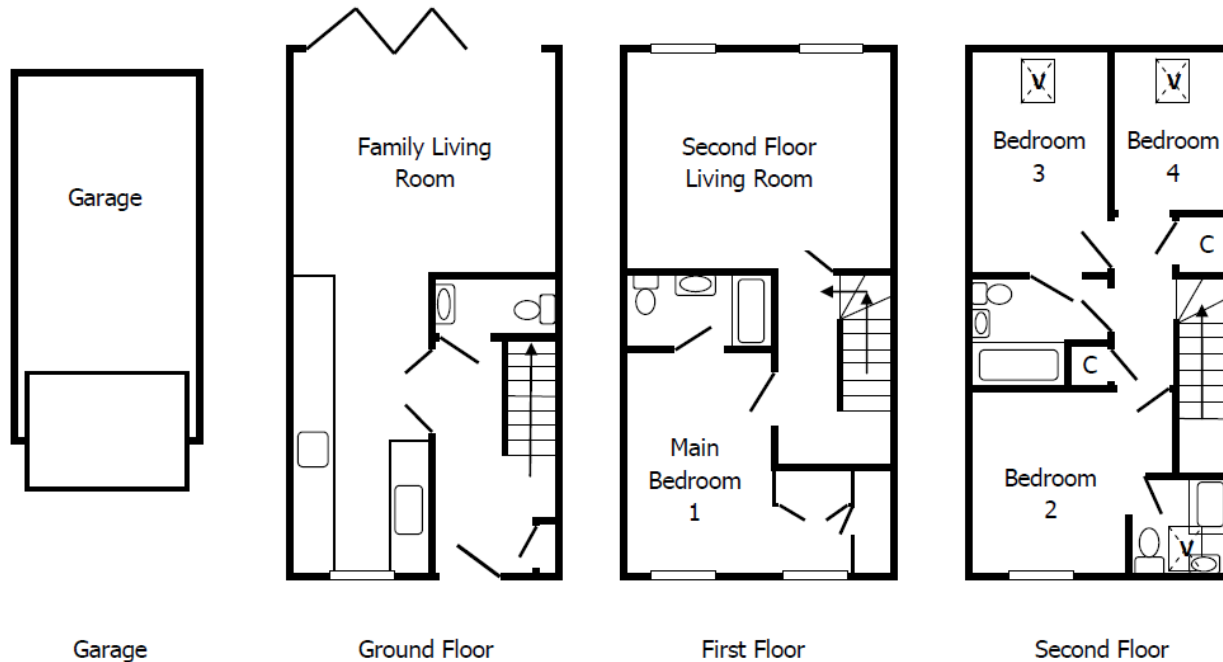
Council Tax: Band 'D'

Services: Mains gas, electric, water and drainage.

In addition the vendor has installed 5kw of solar with 2 back up batteries which significantly cuts costs and improves energy efficiency.

To arrange a viewing please contact

Mark Devitt
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Garage

Ground Floor

First Floor

Second Floor

AGENTS NOTE:
This Floor Plan is to assist and for guidance only, it is not to scale and the layout cannot be relied upon for accuracy.



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Directions: Approaching from the A39 'Atlantic Highway', at the Roundswell Roundabout turn onto the A3125 sign posted Bickington and Fremington, continue straight ahead at the first roundabout, over the pedestrian crossing and then take the first right off the next roundabout following the sign for Holmacott and Eastleigh, follow the road through the traffic calmers, on reaching the roundabout turn right and follow the road passing the recreation ground and the road leads into Claypit Road, number 8 is easily identified on the right.



