Collyers
PROPERTIES









1 Hazel Grove, Barnstaple, EX31 3RP

£260,000

Three-bedroom detached home in the sought-after Roundswell area offering fantastic potential, requiring updating throughout and presenting an ideal project for buyers looking to create a superb family home.

Description

Situated within a quiet cul-de-sac on the sought-after and generally preferred side of the popular Roundswell development, 1 Hazel Grove presents a fantastic opportunity to acquire a three-bedroom detached home offering excellent potential.

The property benefits from UPVC double glazing, gas fired central heating, a detached single garage, off-road parking and an enclosed sunny rear garden. While the home has been well maintained over the years, it would now benefit from modernisation and updating throughout, making it an ideal purchase for buyers looking to put their own stamp on a property and create a wonderful long-term home.

The accommodation briefly comprises an entrance hall, cloakroom/WC, spacious lounge/dining room with sliding doors to the garden and a fitted kitchen on the ground floor. To the first floor are two double bedrooms, a further single bedroom and a family bathroom.

Outside, the rear garden is fully enclosed and enjoys a pleasant sunny aspect, with areas of lawn, mature planting and a patio seating area. The property also benefits from a detached single garage with power and light, together with off-road parking.

Hazel Grove occupies a quiet cul-de-sac position within the ever-popular Roundswell area of Barnstaple, conveniently located within easy reach of local supermarkets, shops and regular bus services to the town centre. Barnstaple itself offers an excellent range of amenities including high street shops, leisure facilities, restaurants, theatre, cinema and the Green Lanes Shopping Centre. The North Devon Link Road is also easily accessible, providing convenient connections to the M5 and beyond.

Offering great potential in a highly desirable location, this property would suit buyers seeking a family home to modernise, or an investment opportunity in a consistently popular residential area.

Lounge / Diner 24'11" x 12'9" (7.62 x 3.91)

Kitchen 10'2" x 8'0" (3.10 x 2.44)

Bedroom 1 12'9" x 8'11" (3.91 x 2.72)

Bedroom 2 9'4" x 8'11" (2.87 x 2.72)

Bedroom 3 6'3" x 6'9" (1.93 x 2.08)

Bathroom 6'0" x 6'9" (1.85 x 2.06)

Garage 17'3" x 8'2" (5.26 x 2.49)

Information

Age - 1996
Tenure - Freehold
Heating - Mains Gas Central Heating
Drainage - Mains
Windows - UPVC double glazing throughout
Council Tax - Tax band C
EPC Rating - C
Seller's position - No onward chain, vacant

Rental Income

Taking the above into account, our Lettings & Property Management Department advises that an achievable gross monthly rental income is likely to fall within the range of £1100pcm - £1200pcm, subject to any required works and compliance with legal obligations (accurate as of February 2026). This figure is intended as a general guide only and should not be used for mortgage or financial planning purposes. Rental values are subject to change, and a formal valuation will be necessary to provide an accurate market appraisal.

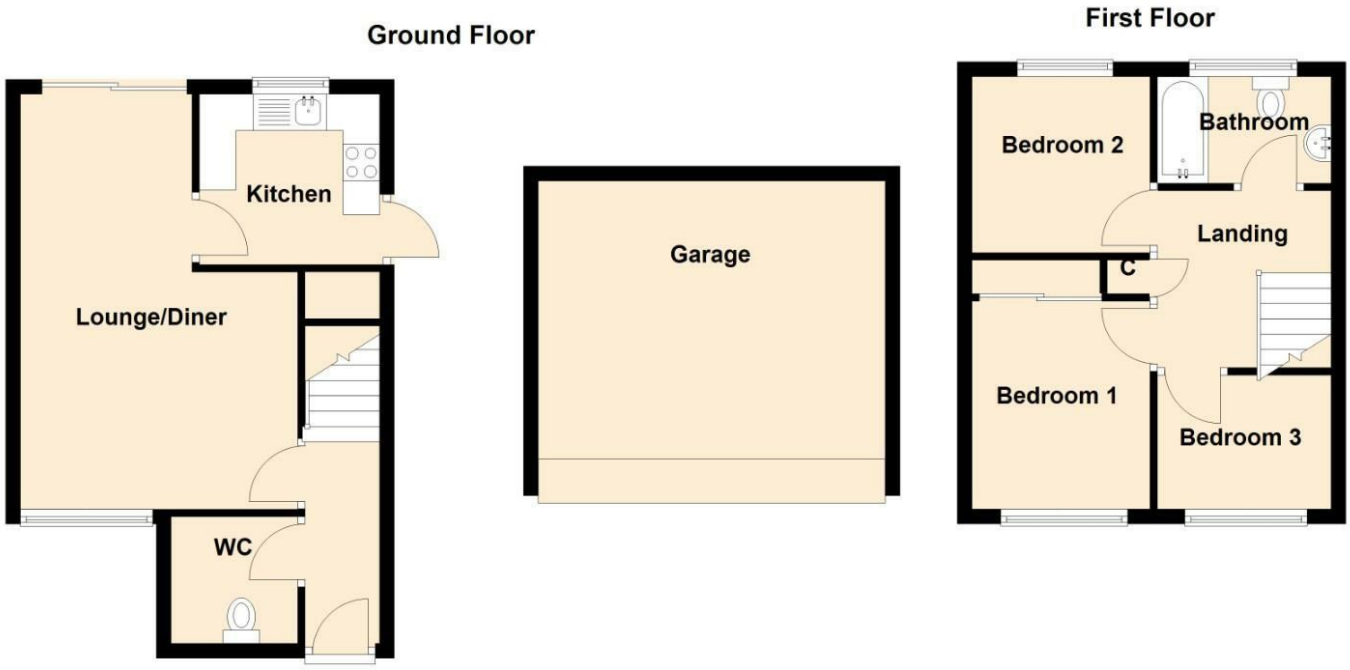
Note

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. Photos may have been digitally enhanced and edited.

AML (Anti-Money Laundering)

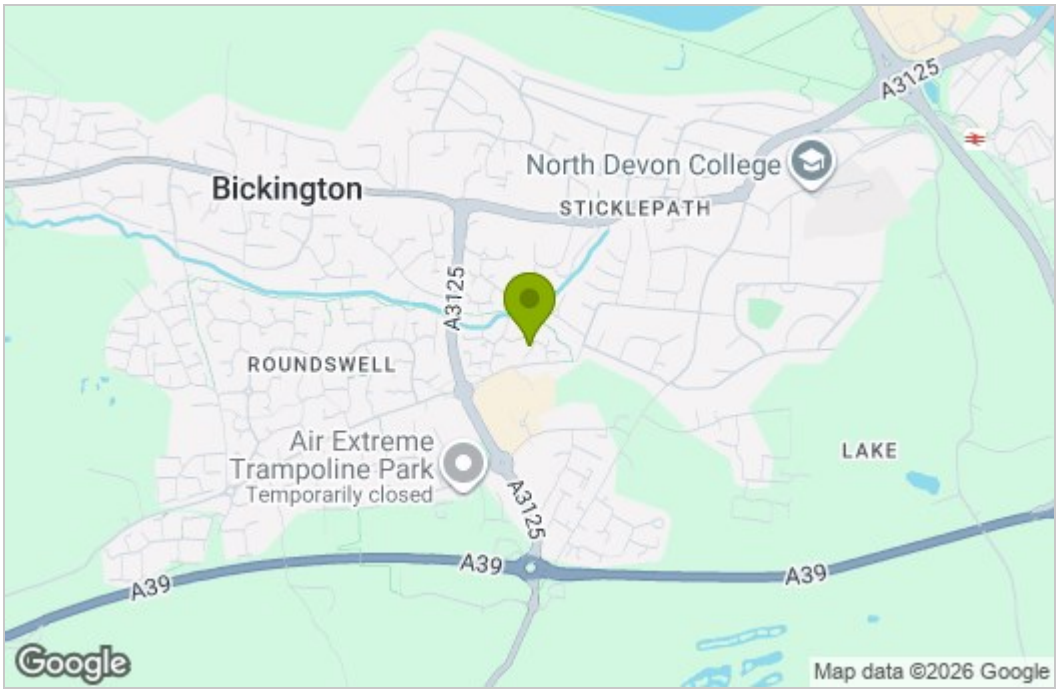
In line with UK anti-money laundering regulations, all purchasers are required to complete an AML (Anti-Money Laundering) check. A charge of £36.00 per property transaction applies for this service. Please ensure all relevant parties provide the required information promptly to avoid any unnecessary delays to the transaction.

Floor Plan

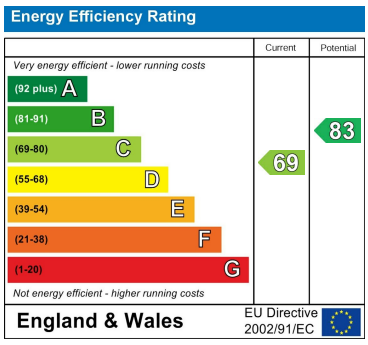


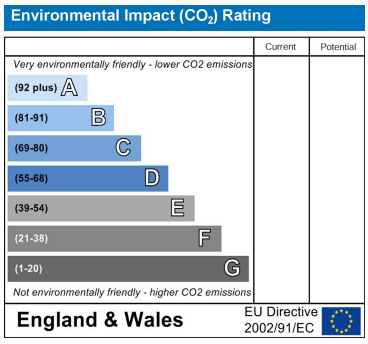
1 Hazel Grove, Barnstaple

Area Map



Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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