Collyers
PROPERTIES









9 Oak Hill Rise, Barnstaple, EX31 3SE

£180,000

An ideal opportunity for first-time buyers or investors! This two-bedroom semi-detached house in popular Roundswell is offered with no onward chain. Freshly redecorated throughout, the property requires new flooring and further updating. Benefits include driveway parking for two vehicles and an enclosed rear garden.

Description

With NO ONWARD CHAIN and situated within a quiet cul-de-sac in the popular residential area of Roundswell, this two-bedroom semi-detached house offers an excellent opportunity for first-time buyers, investors or those looking for a property they can update to their own taste.

The property has recently been repainted internally, providing a fresh starting point for its next owner. Whilst the accommodation would benefit from new flooring and some further updating, including the existing wood-framed double-glazed windows, it offers well-proportioned living space, driveway parking and an enclosed rear garden.

The ground floor accommodation comprises an entrance hall with stairs rising to the first floor and a lounge featuring a bay window overlooking the front garden, together with useful understairs storage. To the rear is a kitchen/breakfast room fitted with a range of wall and base units, work surfaces, tiled splashbacks and a stainless steel sink. There is space and plumbing for appliances, along with provision for a freestanding cooker and an extractor hood above. A door provides direct access to the rear garden.

Upstairs, there are two bedrooms, with the principal bedroom benefiting from fitted wardrobes, alongside a family bathroom comprising a bath with shower attachment, pedestal wash hand basin and WC.

Externally, the property enjoys a front garden predominantly laid to lawn, with a driveway providing off-road parking for approximately two vehicles. Pedestrian access leads to the enclosed rear garden, which features a lawn, established planting and a paved patio area offering space for outdoor seating and dining.

Further benefits include gas central heating and wood-framed double glazing.

With its popular location, practical layout and scope for improvement, this property represents an appealing opportunity for buyers looking to put their own stamp on a home.

Lounge 13'0" max x 9'9" x 14'11" max (3.97 max x 2.99 x 4.56 max)



Kitchen 7'1" x 12'11" (2.16 x 3.96)



Bedroom 1 9'5" x 12'11" (2.88 x 3.95)



Bedroom 2 11'6" x 6'4" (3.52 x 1.94)



Bathroom



Garden



Information

Age - 1990s
Tenure - Freehold
Heating - Gas Central Heating
Drainage - Mains
Windows - Wooden framed double glazed windows
Council Tax - Tax band B
EPC Rating - D

Rental Value

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 £825pm-£850pm, subject to any required works and compliance with legal obligations (accurate as of November 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.

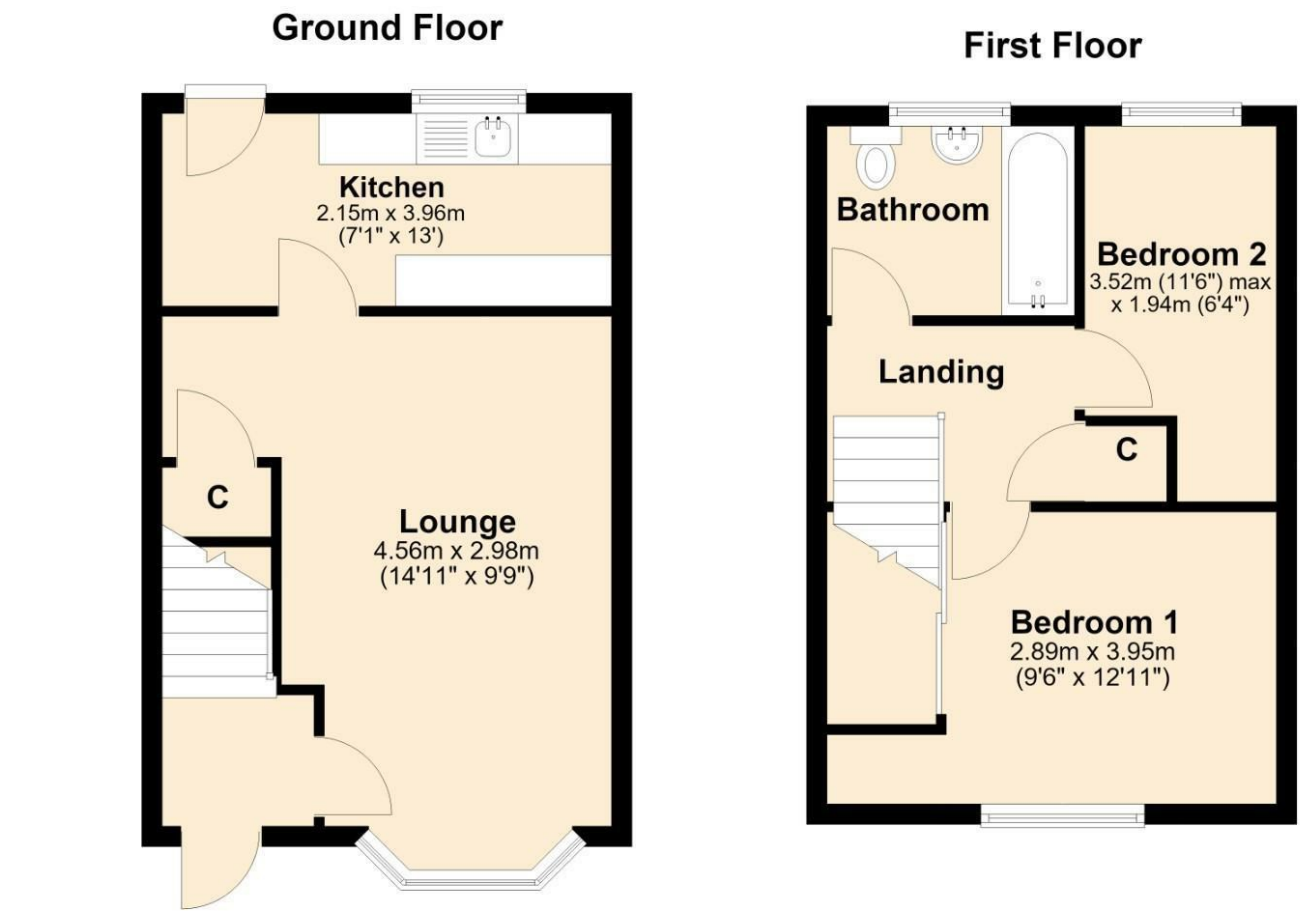
Note

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)

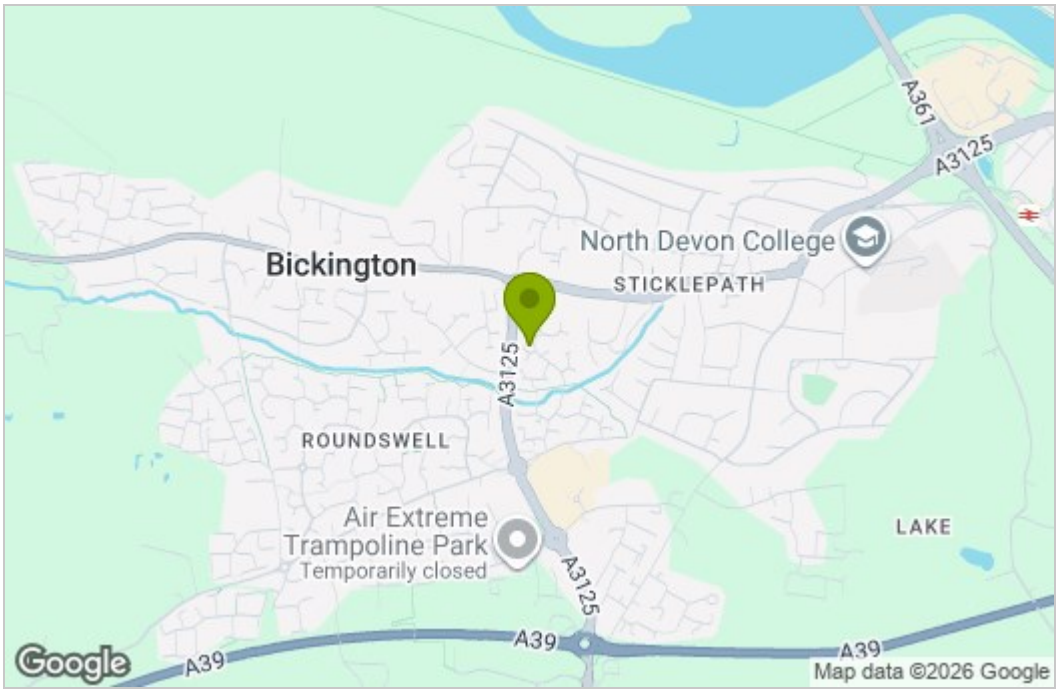
In line with UK anti-money laundering regulations, all purchasers are required to complete an AML (Anti-Money Laundering) check. A charge of £36.00 per property transaction applies for this service. Please ensure all relevant parties provide the required information promptly to avoid any unnecessary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

Floor Plan

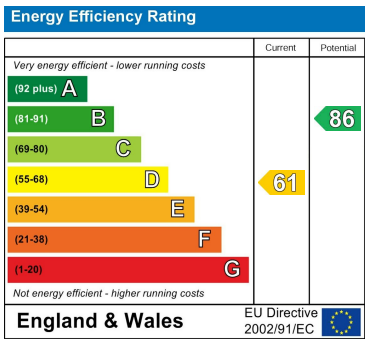


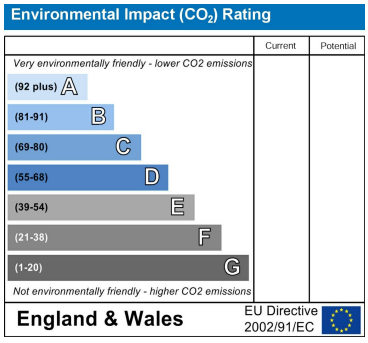
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Area Map



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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