



14 Wester-Moor Way, Barnstaple, EX31 3XQ

£295,000

Well presented three-bedroom semi-detached home in sought-after Roundswell, offering driveway parking, garage with boarded loft storage, conservatory and enclosed garden making this a perfect family home.

Description

Located within the ever-popular Roundswell development, this well presented three-bedroom semi-detached home offers comfortable, practical living with excellent storage and family-friendly space throughout.

The property is approached via a private driveway providing off-road parking and access to the single garage. Internally, the accommodation is light and welcoming. The entrance hall provides access to a convenient ground floor WC, ideal for guests and everyday practicality, before leading through to the main living accommodation.

The generous living room offers a comfortable space to relax or entertain with a pleasant outlook to the front. To the rear, the kitchen/dining room forms the heart of the home, fitted with a range of wall and base units, ample worktop space and integrated cooking appliances, along with space and plumbing for additional white goods. From here, a door opens into the conservatory.

The conservatory provides valuable additional reception space, perfect as a playroom, home office or second sitting room, enjoying views over the enclosed rear garden. An internal door also offers convenient access into the garage.

Upstairs, there are three bedrooms comprising two well-proportioned doubles and a comfortable single room, suited as a nursery, study or dressing room. The family bathroom has been adapted into a spacious wet room with shower, wash basin and WC, designed for ease of maintenance and accessibility.

Further benefits include PVC double glazing and gas central heating powered by a modern combi boiler installed just two years ago. The loft space within the main house is fully boarded, providing excellent additional storage.

The garage benefits from power and lighting and also features a boarded loft area with loft ladder access, creating superb additional storage space rarely found in similar homes.

Outside, the rear garden is fully enclosed and designed for low-maintenance enjoyment, with paved seating areas ideal for outdoor dining and entertaining.

A fantastic opportunity for first-time buyers, growing families or investors seeking a well positioned home within a highly regarded residential location close to amenities, schools and commuter links.

Lounge 15'3" x 11'6" (4.65 x 3.53)



Kitchen / Diner 14'7" x 9'1" (4.47 x 2.79)



WC

Conservatory 14'0" x 8'2" (4.27 x 2.49)



Bedroom 1 12'5" x 8'5" (3.81 x 2.59)



Wet Room 7'8" x 6'1" (2.34 x 1.86)



Bedroom 2 9'3" x 8'2" (2.84 x 2.49)



Garden



Bedroom 3 6'3" x 6'0" (1.93 x 1.83)



Garage 17'5" x 8'5" (5.33 x 2.59)

Information

Age - 1996

Tenure - Freehold

Heating - Mains Gas Central Heating via Combi Boiler (under 2 years old)

Drainage - Mains

Windows - UPVC double glazing throughout

Council Tax - Tax band C

EPC Rating - C 70 - Potential to be B 84

Nearest Primary Schools -

Roundswell Primary School - 0.4 mi approx

Nearest Secondary School -

Park School - 2.80 mi approx

Seller's position - Actively looking for onward purchase

Rental Income

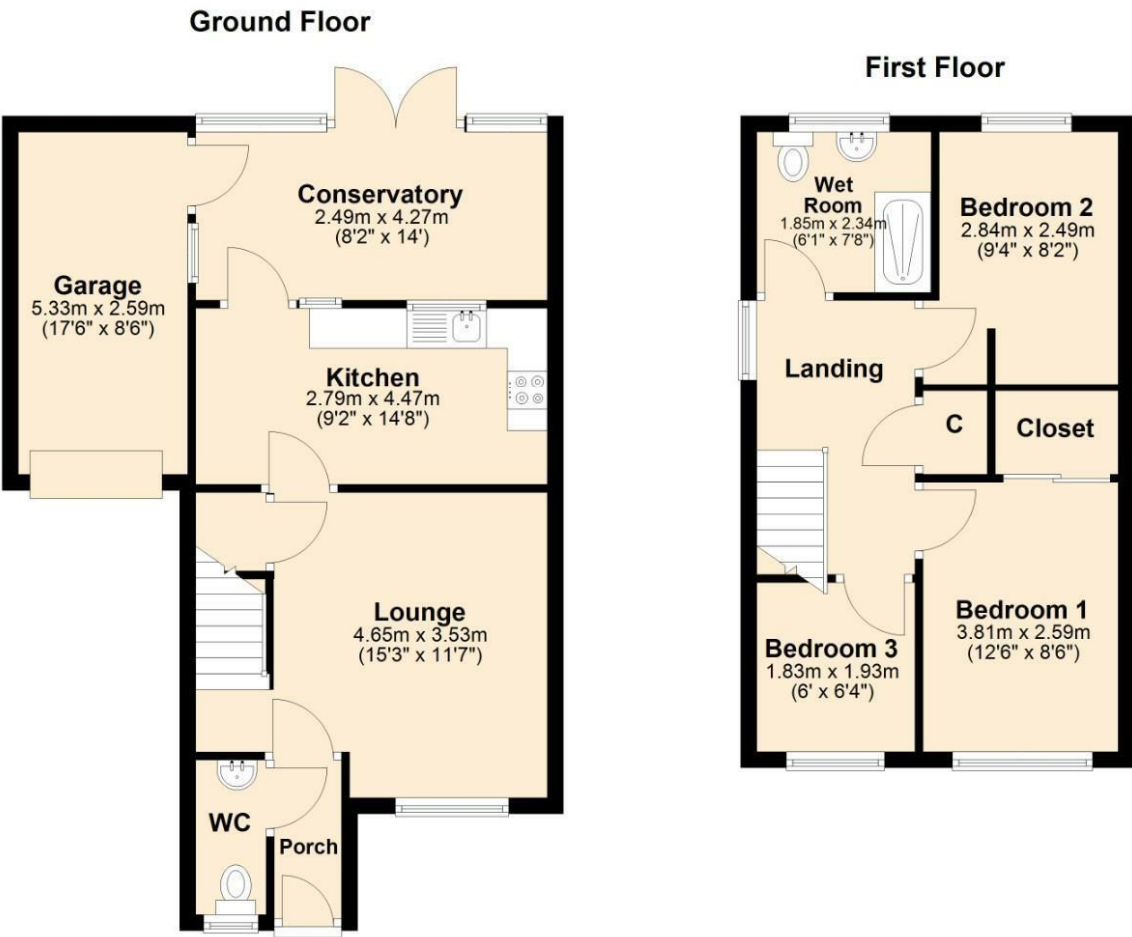
Taking the above into account, our Lettings & Property Management Department advises that an achievable gross monthly rental income is likely to fall within the range of £1050pcm - £1100pcm, subject to any required works and compliance with legal obligations (accurate as of February 2026). This figure 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

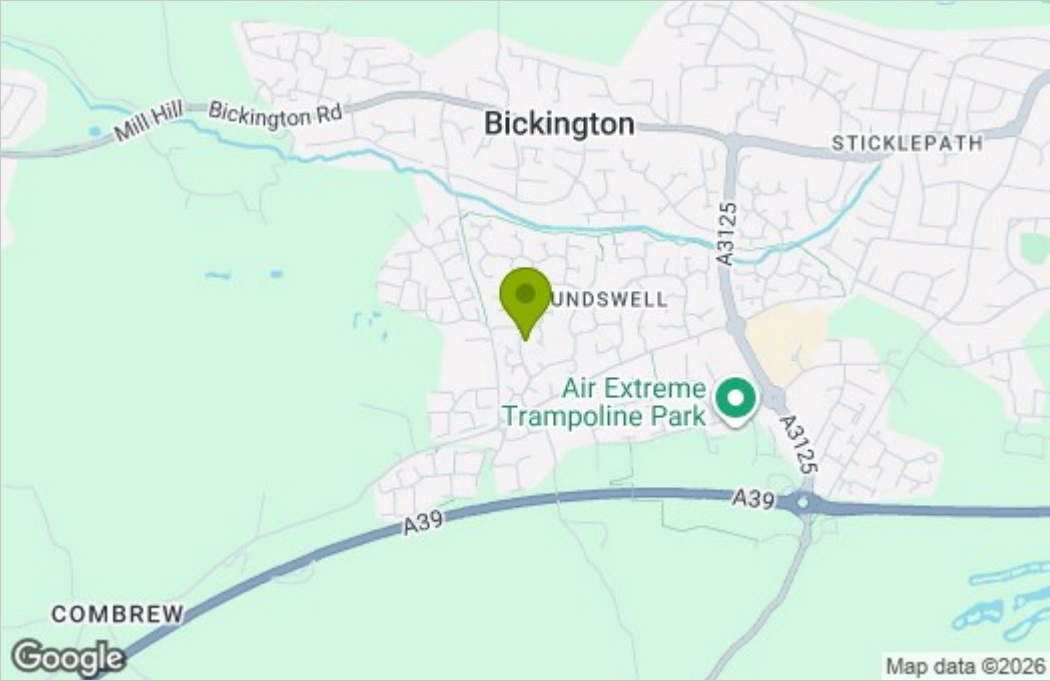
particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Photos may have been digitally enhanced and edited.

Floor Plan

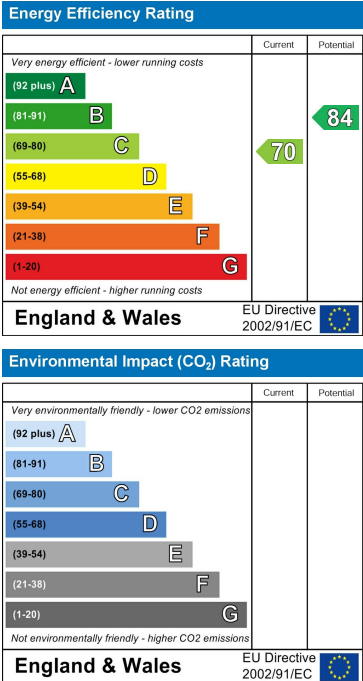


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Area Map



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.