



3 Bed Apartment

Flat 1, 32 Sticklepath Terrace, Sticklepath, Barnstaple, Devon, EX31 2AY

Guide Price

£160,000

- Spacious 3 Bedroom Apartment
- Plenty Of Storage
- Contact our Barnstaple Branch For Info
- Handy To Town
- Large & Modern Kitchen
- Parking and Garden
- A MUST VIEW

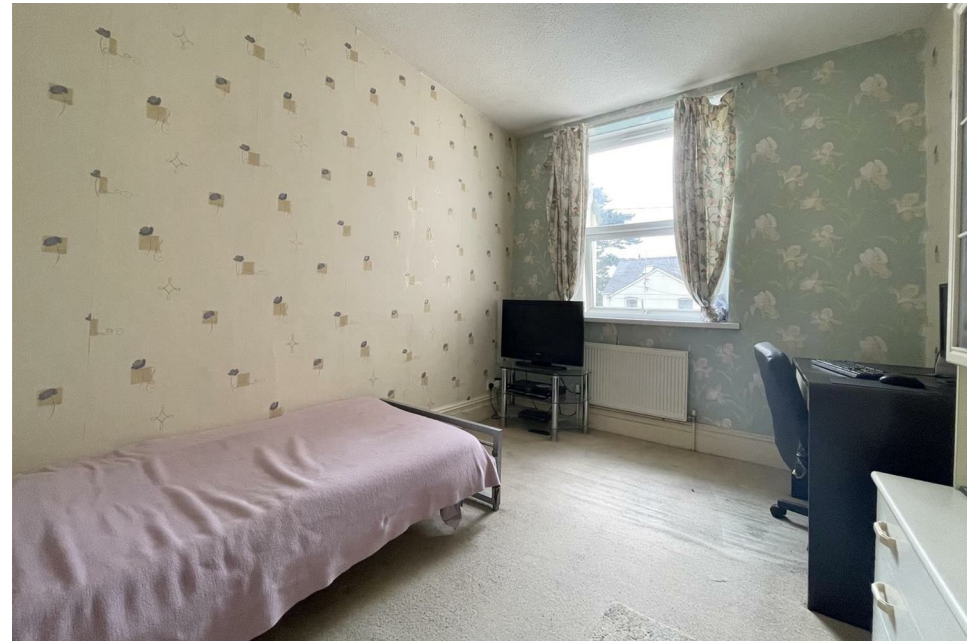
Looking to sell? Let us value your property for free!

Call 01271 327878
or email barnstaple@phillipsland.com

Directions

From Barnstaple town centre continue over the Long Bridge, continuing straight over the roundabout where Sticklepath Terrace will be located on the right hand side, number 32 towards the end with number plate and for sale board clearly displayed.

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.
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Room list:

Entrance Hallway

First Floor

Bedroom 1
3.48m x 4.32m (11'5 x 14'2)

Bedroom 2
2.77m x 3.58m (9'1 x 11'9)

Bedroom 3
3.53m x 1.55m (11'7 x 5'1)

Storage

Lower Ground Floor

Lounge
5.11m x 4.60m (16'9 x 15'1)

Kitchen Breakfast Room
4.60m x 2.39m (15'1 x 7'10)

Bathroom
1.57m x 2.21m (5'2 x 7'3)

Parking

Storage Sheds/Workshop

Ground Rent £75 per annum

Overview

A spacious and well-presented 3 double bedroom maisonette within walking distance of Barnstaple Town Centre, Barnstaple Train Station and other amenities. With off-road parking available, a new boiler supplies gas central heating, UPVC double glazing throughout, a basement with the potential to extend and a low-maintenance courtyard-style garden with a workshop and outside timber office. An internal inspection is highly advised by the sole selling agents. The property could be converted into 2 apartments. The basement has been opened and could be used as handy storage. 3 Small workshops to the rear, Parking permits available for 2 cars and one small off-street parking to the rear. New combi boiler recently fitted with the remainder of a 10 years guarantee.

We are told the lease remains of 70 years and there is a peppercorn payment each month arranged with the flat above. Electrics have been updated and the central heating boiler is approx 3 years old. All mains connected. Permit parking is available for £30 and this will cover two car parking spaces for the year. The vendors have made many alterations and further improvements could be completed if desired.

The apartment is handy to a lot of conveniences and is just walking distance to Barnstaple Town Centre, the regional and administrative centre of North Devon. Situated in the valley of the River Taw, it is surrounded by beautiful rolling Devonshire countryside and some of the area's best beaches and rugged coastal paths. As the commercial centre of the region, the town centre offers a variety of banking, schooling and recreational facilities including a theatre, cinema, leisure centre and restaurants. The vibrant town combines modern shopping amenities with a bustling market atmosphere. The popular golden sandy beaches of Woolacombe, Croyde and Instow are within 5 miles distance, perfect for outings with family and friends. The A361 North Devon Link Road provides convenient access to the M5 motorway, together with Barnstaple's train network giving easy access to Exeter central station and beyond.

Outside

Outside there is parking to the rear which is gated. Laid mostly to slabs there is also a small, private seating area to the rear which is low maintenance. There are also 3 hand-built timber storage sheds, ideal for storing tools, workshop space or overflow storage similar to the modern-day garage. To the front is permit parking only costing £30 per year for 2 cars. This property is value for money, if you are looking for space in your price range, look no further. Contact our Barnstaple branch for further information.

AGENT NOTE - The lease could be renewed with the freeholder and we are under the impression this could be negotiated prior to a sale being agreed. Please contact the Barnstaple branch for more information.

Services

All mains connected

Council Tax band

EPC Rating

Tenure

Freehold

Viewings

Strictly by appointment with the Barnstaple branch on 01271 327878

