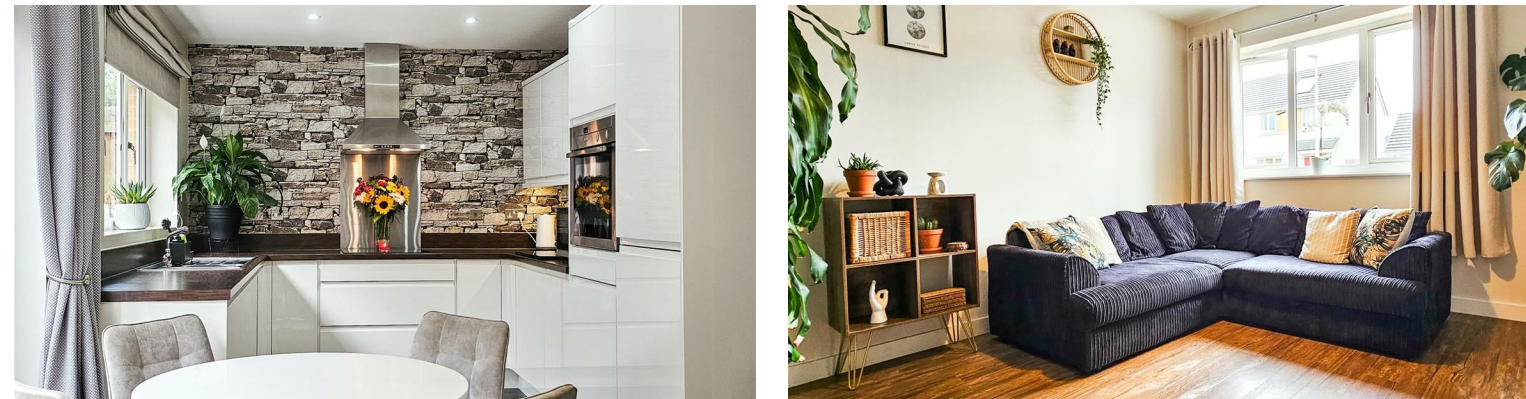




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Superb 3 Bedroom Detached House
22 Sandringham Gardens, Barnstaple, Devon, EX31 3FX

Guide Price

£325,000

- Immaculately Presented
- Superb Kitchen/Diner
- En-Suite To Master
- Larger Than Average Garden
- Under Floor Heating
- No Ongoing Chain

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or email barnstaple@phillipsland.com

Directions

From The Square, take the B3233 passing over the Long Bridge. At the first roundabout, take the third exit and continue on B3233. At the next roundabout drive straight over and at the top of Sticklepath Hill take the first exit off the roundabout onto the Old Torrington Road. Follow the Old Torrington Road for approximately three quarters of a mile take the left hand turning into Sandringham Gardens, continue along and around to the right, ignoring the first left hand turn to Highgrove, continue up taking the next left and number 22 will be found in front of you.

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 Hall

WC

Sitting Room
4.04 x 3.20 (13'3" x 10'5")

Kitchen/Dining Room
5.37 x 2.78 (17'7" x 9'1")

Utility Room
2.86 x 1.73 (9'4" x 5'8")

First Floor Landing

Bedroom 1
3.46 x 3.09 (11'4" x 10'1")

En-Suite

Bedroom 2
4.70 x 2.81 (15'5" x 9'2")

Bedroom 3
2.83 x 2.75 (9'3" x 9'0")

Bathroom
2.45 x 2.01 (8'0" x 6'7")

Garage
2.45 x 2.01 (8'0" x 6'7")

Overview

This is a fantastic opportunity to acquire this spacious and modern 3-bedroom detached home that is situated in the highly desirable Sandringham Gardens development in Sticklepath. The property was designed and built by the most reputable Chichester Homes.

Stepping through the front door and on the ground floor, you will find a well-appointed kitchen/dining room equipped with an integrated oven, hob, fridge freezer, and dishwasher with space for a dining table. Off the kitchen is the most useful utility room with space and plumbing for further appliances and French doors seamlessly knit the outside to the inside. The generous sitting room features a window to the front aspect and offers comfortable accommodation. Additionally, a convenient cloakroom and underfloor heating complete the ground-floor amenities.

Upstairs, the first floor accommodates three double bedrooms, with the main bedroom enjoying the added luxury of an en-suite shower room. A family bathroom with a 3 pieces suite fitted is also available for comfort and convenience.

Sandringham Gardens is situated on the Sticklepath border which offers local amenities including shops, schools, a post office, popular pub, award winning fish and chip restaurant, takeaways and St Michael's Nursery. Barnstaple, the ancient borough and administrative centre for North Devon is approximately a mile away and the town offers an excellent range of both business and leisure facilities including the Green Lanes Shopping Centre, out of town superstores, live theatre, leisure centre, Tarka tennis centre, and from the town there is a sprinter train service running through to the cathedral city of Exeter and immediate access onto the A361/North Devon Link Road which connects the area through to junction 27 of the M5 motorway to the east side of Tiverton where there is also the Parkway railway station where journey times to London/Paddington are approximately 2 hours in distance. To the west of Barnstaple about 5 miles is the coastal village of Instow with its beach and sailing whilst on the northern side of the River Taw estuary, beaches on the dramatic North Devon coastline at Saunton, Croyde, Putsborough and Woolacombe with their associated facilities and 2 championship golf courses.

Outside

Outside to the front of the property is a single garage with up and over door, driveway parking in front and an easy to maintain garden area laid with stone chippings. Side pedestrian access leads to the fully enclosed, private, south-facing garden which has been landscaped with ease of maintenance in mind, there is a large patio area with a raised deck adjacent ideal for outdoor entertaining with a summerhouse/shed to compliment this space. A gate leads you through to a large area laid with stone chippings and houses a timber storage shed.



Services

All Main Services Connected

Council Tax band

D

EPC Rating

B

Tenure

Freehold

Viewings

Strictly by appointment with the Phillips, Smith & Dunn Barnstaple branch on 01271 327878

