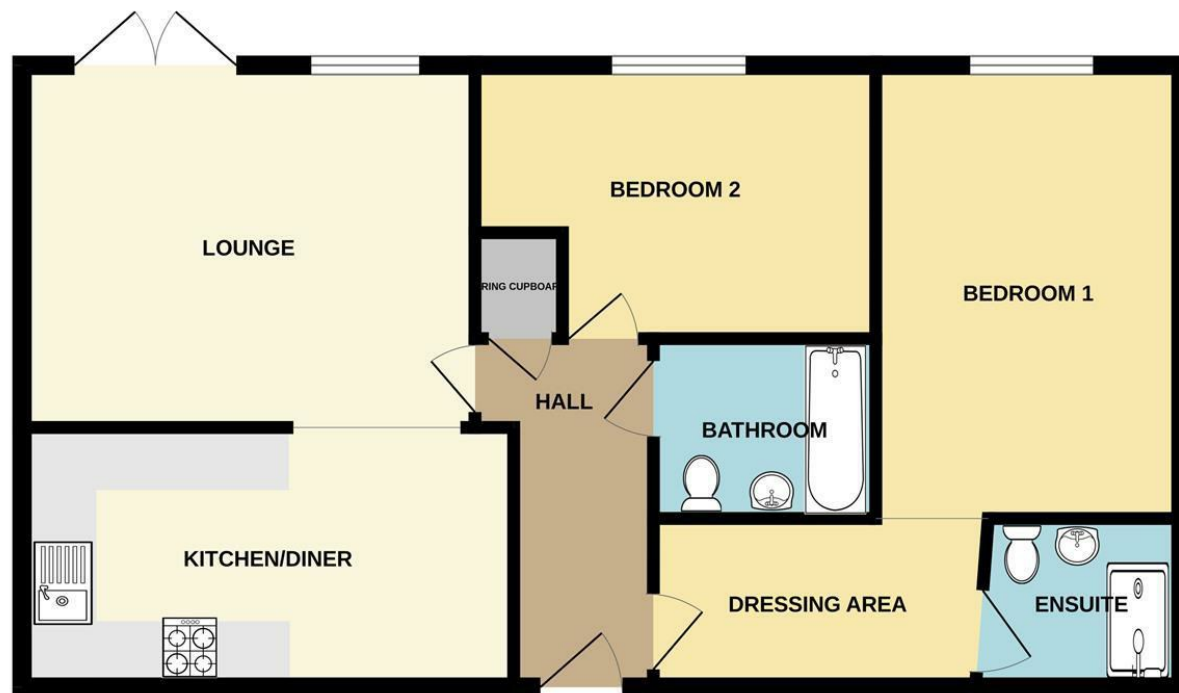


GROUND FLOOR



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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**Directions**

Directions. From Barnstaple pass over the Long Bridge, over the "stones roundabout" and up Sticklepath Hill on the A3125. Take the first turn on the right into Westfield Avenue, next right into Cleave Road and at the junction turn right, carry on to the end of the road and Number 1 is situated on the Ground Floor.

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

Call 01271 327878  
or email [barnstaple@phillipsland.com](mailto:barnstaple@phillipsland.com)

**Well Presented 2 Bed Ground Floor Apartment**

Guide Price

**£240,000**

1 Cleave Point Cleave Road, Sticklepath, Barnstaple, EX31 2AT

- No Chain!
- Private Gated Parking
- Convenient Location
- Share of Freehold
- South Facing Outside Space
- 2 Double Bedrooms
- Perfect for a Holiday Bolthole

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract. Copyright 2016 Phillips Smith & Dunn. All rights reserved. Phillips Smith & Dunn is a name of P. S. & D. Limited. Our company registration number is 04753854 and we are registered in England and Wales.





## Room list:

### Entrance Hall

1.16m x 3.45m (3'9" x 11'3")

### Living Room

4.20m x 3.36m (13'9" x 11'0")

### Kitchen Diner

4.56m x 2.41m (14'11" x 7'10")

### Master Room

2.82m x 3.03m (9'3" x 9'11")

### En-Suite

1.92m x 1.44m (6'3" x 4'8")

### Bedroom 2

3.72m x 2.33m (12'2" x 7'7")

### Bathroom

2.07m x 1.70m (6'9" x 5'6")

### Allocated Parking Space

### Store Room

## Overview

Welcome to this inviting and spacious 2-bedroom ground floor apartment, where modern comfort meets convenience in a delightful residential setting. Nestled in a well-maintained community, this residence offers a harmonious blend of contemporary design and practical amenities that cater to your every need.

As you approach, you'll immediately appreciate the convenience of private enclosed parking, ensuring your vehicle's safety and providing ease of access to your new home. Step inside and discover a world of comfort and style.

The master bedroom is a true sanctuary, boasting a generous size and featuring a dressing area that is perfect for storing and organizing your wardrobe. Additionally, the ensuite shower room is a luxurious touch, providing privacy and convenience for your daily routine.

The second bedroom offers versatility, ideal for accommodating guests, family members, or even serving as a home office if desired. A well-appointed family bathroom ensures that everyone's needs are met with style and functionality.

The heart of this apartment is the open-plan kitchen diner, where you'll find integrated units that create a sleek and uncluttered look. This space is not only a culinary haven for the home chef but also a welcoming area for family and friends to gather and enjoy meals together.

The living room is bathed in natural light, thanks to the double French doors that lead to a charming outside space. This connection to the outdoors adds a touch of serenity and extends your living space to the fresh air and greenery just beyond your doorstep. Imagine sipping your morning coffee or hosting evening gatherings in this inviting outdoor oasis.

Throughout the apartment, thoughtful design, quality finishes, and attention to detail create an ambiance of comfort and refinement. With its combination of modern amenities and a serene atmosphere, this 2-bedroom ground floor apartment offers a lifestyle that's both practical and luxurious. Come and experience the beauty and convenience of this wonderful residence for yourself.

The property also comes with an additional outdoor store located in the secure gated car park, alongside allocated parking.

## Services

All Mains Services Connected

## Council Tax band

C

## EPC Rating

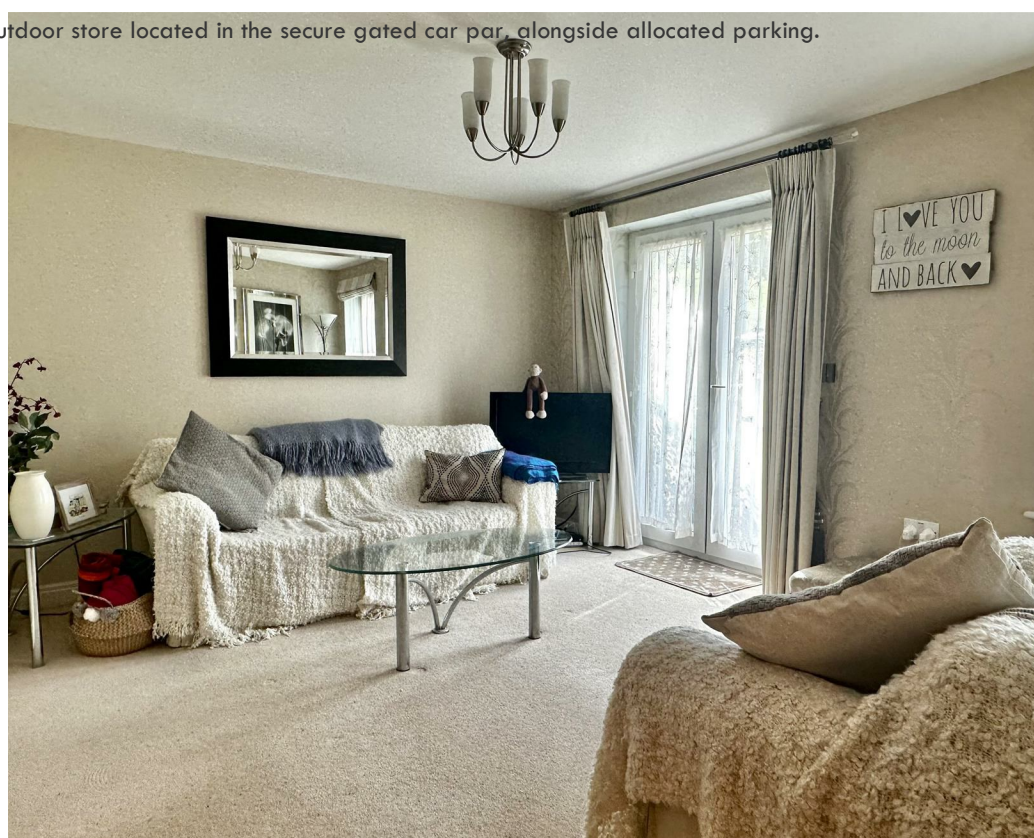
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## Tenure

Leasehold - 1/24 Share of the Freehold

## Viewings

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



## Outside

The property is within walking distance of 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 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.

