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3 Bed House - Semi-
45 Chestwood Avenue, Sticklepath, Barnstaple, Devon, EX31 2EQ

Guide Price

£345,000

- Quiet and Sought After Location
- Large Corner Plot Garden To 3 Sides
- Large Dual Aspect Lounge
- Garage and Off Road Driveway Parking
- Great Schooling Close By
- Excellent Broadband Speeds and Office Space!
- Call Our Office To Arrange A Viewing

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

Call 01271 327878
or email barnstaple@phillipsland.com

Directions
From Barnstaple, leave the town on the A3125 Bideford road. Cross the roundabout with the stones and continue crossing the mini roundabout at the top of the hill. Take the second turn right in to Oakland Avenue. Follow the road down and at the roundabout, turn right and number 45 will be found immediately on your left hand side.

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

Lounge/Diner

7.34m plus bay x 4.11m narrowing to 3.33m (24'01 plus bay x 13'06 narrowing to 10'11)

Kitchen

2.87m x 2.69m (9'05 x 8'10)

Wet Room

2.24m x 1.52m (7'04 x 5'00)

Utility Room

4.83m max x 3.00m (15'10 max x 9'10)

First Floor Landing

Bedroom 1

4.24m x 4.11m (13'11 x 13'06)

Bedroom 2

4.19m x 3.33m (13'09 x 10'11)

Bedroom 3

3.18m x 2.90m (10'05 x 9'06)

Bathroom

2.39m x 2.11m (7'10 x 6'11)

Separate WC

Garage

5.18m x 2.79m (17' x 9'02)

Work Shed

Outside

Outside and to the side is the driveway providing off road parking and leading to the garage which has an up and over door and light and power connected. There is a useful work shed attached. The well-established gardens of the property are a particular feature, to the front of the property there are lawned areas of the garden with well-stocked flower and shrub beds and mature trees, further lawn area to the side and at the rear, a generous rear garden with attractive patio area ideal for outdoor dining.



Overview

Well situated on a generous corner plot, 45 Chestwood Avenue represents an excellent opportunity to acquire a spacious 3 bedroom semi-detached house. In a fast pace moving market, we advise you to arrange your viewing quickly to avoid any possible disappointment.

On approach to the property, you can see the large driveway with enough parking for 3 vehicles, the single garage and wraparound gardens all very level and access to the front door. Once stepping over the threshold of the property you have a hallway. The lounge is large and has a lovely dual aspect with an original bay window. The kitchen is to the rear of the property comprising a high-gloss modern kitchen. There is also a ground floor wet room. Also on the ground floor, there is a home study/hobbies room perfect for those of you that are working from home.

On the first floor, you have three double bedrooms a separate WC and a modernised family bathroom with shower over bath and a White suite. Separated by a large open and airy landing space, the main bedroom is a very reasonable size with an original bay window making it very light and airy.

Chestwood Avenue is an established residential road of bungalows and houses within Sticklepath on the fringes 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 of 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.

Services

Type your text here

Council Tax band

D

EPC Rating

C

Tenure

Freehold

Viewings

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

