



OLD TORRINGTON ROAD, STICKLEPATH, BARNSTAPLE

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**Spacious 3 Bedroom Bungalow**  
53 Old Torrington Road, Barnstaple, EX31 3AS

Offers In The Region Of

**£350,000**

- Established Residential Area
- No Ongoing Chain
- Detached 1930's Bungalow
- Ample Off Road Parking
- Fantastic Rear Garden
- Good Local Amenities

**Directions**

From Barnstaple, leave the town in the direction of the A3125 Bideford Road. Proceed over the roundabout with the stones and at the top of the hill turn left off the mini roundabout into Old Torrington Road. The bungalow will be seen on the left hand side of the road.

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

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

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## Room list:

### Porch

### Sitting Room

5.03 x 3.31 (16'6" x 10'10")

### Kitchen/Dining Room

6.63 x 3.15 (21'9" x 10'4")

### Conservatory

3.74 x 2.51 (12'3" x 8'2")

### Family Bathroom

3.17 x 2.57 (10'4" x 8'5")

### Bedroom 1

3.23 x 2.65 (10'7" x 8'8")

### Bedroom 2

3.35 x 3.45 into window (10'11" x 11'3" into window)

### Bedroom 3

3.22 x 2.31 (10'6" x 7'6")

## Overview

Welcome to this spacious three bedroom detached bungalow that is in need of some general modernisation but does present a fantastic opportunity for prospective buyers being a larger-than-average property in a very generous plot. Nestled within the desirable Sticklepath area the bungalow is also close to local amenities.

The bungalow has a sizable kitchen/dining room at the rear equipped with wall and base units with working surfaces over, integrated appliances and a sliding door out to the conservatory that overlooks the delightful garden. The property benefits from 3 bedrooms and a large dual aspect sitting room and the accommodation is completed by family bathroom that has a 4-piece suite fitted including shower cubicle, bath, wc and wash hand basin.

Old Torrington Rd is situated in Sticklepath which offers local amenities including shops, schools, 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

To the front of the property is the ample driveway providing parking and turning that leads down the side of the property to the timber garage/workshop and the gated side access to the rear garden. The rear garden is a real treat having been meticulously curated and offers a sunny and private aspect. There are two lawned areas and an abundance of flowers, plants and shrubs to offer a colourful and splendid retreat that really does need to be seen to fully appreciate.



## Services

All main services connected

## Council Tax band

D

## EPC Rating

## Tenure

Freehold

## Viewings

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

