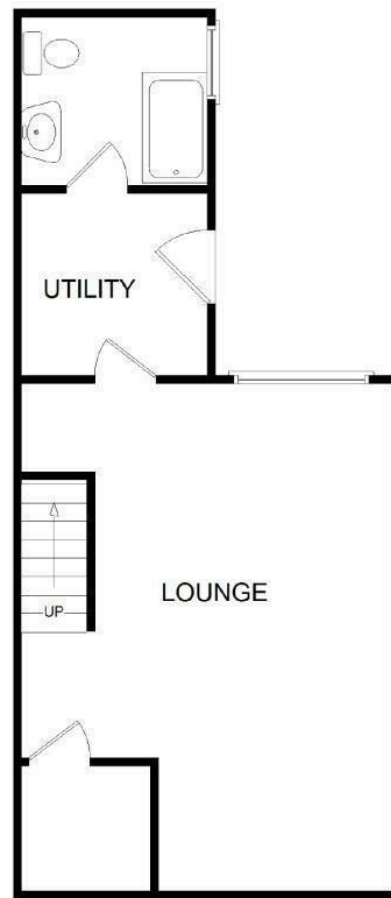




GROUND FLOOR



LOWER GROUND FLOOR



2 Bed Maisonette

Flat 1, 33 Sticklepath Terrace, Sticklepath, Barnstaple, Devon, EX21 2AV

Asking Price

£160,000

- Spacious 2 Bedroom Apartment
- Handy To Town
- Large & Modern Accomodation
- On Street Permit Parking
- Courtyard Style Garden
- Gas Central Heating

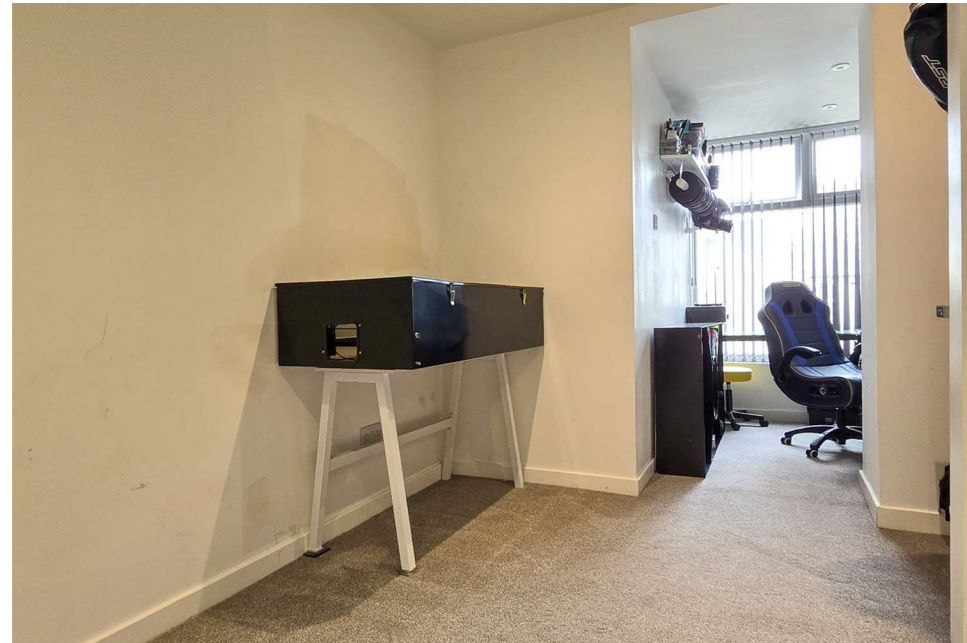
Directions

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 33 towards the end with number plate and for sale board clearly displayed.

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

Call 01271 327878
or email barnstaple@phillipsland.com

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

Ground Floor

Bedroom 1
3.49 x 3.47 (11'5" x 11'4")

Bedroom 2
3.55 plus recess x 2.77 (11'7" plus recess x 9'1")

Kitchen
4.45 x 2.51 (14'7" x 8'2")

Lower Ground Floor

6.14 max x 4.57 max
5.11m x 4.60m (16'9 x 15'1)

Utility Room
2.19 x 2.11 (7'2" x 6'11")

Bathroom
1.97 x 1.88 (6'5" x 6'2")

Overview

Situated in a popular area with its own private courtyard garden is this 2 bedroom maisonette which is shown in very good order throughout.

The accommodation is spacious throughout with the 2 double bedrooms on the ground floor as you enter the property with bedroom 1 having a lovely feature bay window and bedroom 2 having built in wardrobes and a useful large recess that could be used as a study area. The kitchen completes the accommodation on this floor and has a range of wall and base units, working surfaces and space for appliances with an oven and hob integrated.

Stairs take you down to the lower ground floor where there is superb and large lounge/diner that benefits from a large storage cupboard and door through to the utility room and then another door into the bathroom that has a 3 piece suite fitted.

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

The property benefits from a private rear courtyard and to the front is the on street permit parking.

Services

Type your text here

Council Tax band

EPC Rating

Tenure

Leasehold - Share of Freehold

Viewings

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

