



ELLERSLIE ROAD, STICKLEPATH



### 3 Bed Bungalow on Generous Plot

37 Ellerslie Road, Sticklepath, Barnstaple, EX31 2HT

Guide Price

**£330,000**

- Double Garage
- Solar Panels
- Generous Corner Plot
- Modernised Throughout
- Quiet Residential Area
- Potential For Loft Conversion (Subject to planning)

### Directions

Head out of town in a westerly Direction towards Sticklepath, proceed up Sticklepath Hill, proceeding through the mini roundabout upon reaching a further roundabout. Take the second exit signposted Bickington, then take the first right turning into Ellerslie Road, proceed as the road turns right, take the next right hand turning and 37 is positioned on your right.

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:

- Front Porch**  
2.97m x 2.70m (9'8" x 8'10")
- Living Room**  
5.46m x 3.63m (17'10" x 11'10" )
- Kitchen Diner**  
3.99m x 3.77m (13'1" x 12'4")
- Bedroom 1**  
3.67m x 3.66m (12'0" x 12'0")
- Bedroom 2**  
3.81m x 2.72m (12'5" x 8'11")
- Bedroom 3**  
2.72m x 2.46m (8'11" x 8'0")
- Shower Room**  
2.10m x 1.66m (6'10" x 5'5")
- Hallway**  
3.76m x 1.82m (12'4" x 5'11")
- Double Garage**  
5.27m x 5.27m (17'3" x 17'3")

## Overview

Welcome to this charming 3-bedroom bungalow situated in the delightful neighborhood of Sticklepath. Positioned to the front of the property is an open green field, offering a picturesque view that creates a sense of tranquility and serenity. Moreover, this bungalow is situated on a generous plot, providing ample space for a lovely front and rear garden, as well as the added convenience of a double garage. Further benefits include privately owned solar panels which generate an annual income of approximately £600.00. As you approach the bungalow, you'll be captivated by the sight of the open green field before it. The unobstructed views of the field add a sense of spaciousness and natural beauty, providing a peaceful retreat from the hustle and bustle of everyday life. Inside, the bungalow offers a welcoming and comfortable living space. The well-proportioned living area provides plenty of room for relaxation and entertaining. Large windows allow streams of natural light to fill the room, creating a bright and airy ambiance. Whether you are enjoying a quiet evening with loved ones or hosting guests, this space offers the perfect setting. The kitchen is thoughtfully designed and equipped with modern appliances, ensuring that every culinary need is met. With ample counter space and storage, meal preparation becomes a breeze. The adjacent dining area is an ideal spot to savor delicious meals with family and friends. The bungalow boasts two double bedrooms; providing adequate space for bedroom units. The additional bedroom is equally comfortable and versatile, suitable for family members, guests, or the option to convert one into a home office or hobby room. Situated in the desirable neighborhood of Sticklepath, this bungalow enjoys a peaceful residential setting while still being within easy reach of local amenities, schools, and recreational facilities. Nature enthusiasts will appreciate the nearby parks and walking trails.

In summary, this delightful 3-bedroom bungalow in Sticklepath presents a unique opportunity to embrace a comfortable lifestyle. With its front and rear gardens, open green field view, generous plot, and a double garage, this property offers a wonderful blend of natural beauty and practicality.

## Outside

Outside, the bungalow sits on a generous plot, allowing for the creation of beautiful front and rear gardens. The front garden welcomes you with its vibrant flowers, well-tended shrubs, and a neatly maintained lawn. It sets a picturesque scene that exudes charm and adds curb appeal.

The rear garden is a true haven, offering a peaceful retreat where you can unwind and enjoy the outdoors. The well-maintained lawn provides ample space for outdoor activities, while a variety of plants, flowers, and trees create a delightful backdrop. Whether you prefer lounging on the patio, tending to your garden, or simply immersing yourself in nature, this tranquil space offers endless possibilities.

For those with vehicles or in need of additional storage, the double garage provides convenient parking space and extra room for storage or hobbies.



## Services

All Mains Services Connected

## Council Tax band

C

## EPC Rating

B

## Tenure

Freehold

## Viewings

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

