

GROUND FLOOR



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Beautiful 2 Bed Apartment With Impressive Balcony & River Views

Guide Price

£240,000

3 Cleave Point, Sticklepath, Barnstaple, EX31 2AT

- Large Balcony
- Immaculate Condition Throughout
- Storage Space
- Two Double Bedrooms
- Direct Access To The Tarka Trail
- Well Presented Apartment Block
- Countryside & Estuary Views
- Convenient Location
- Gated Parking Space

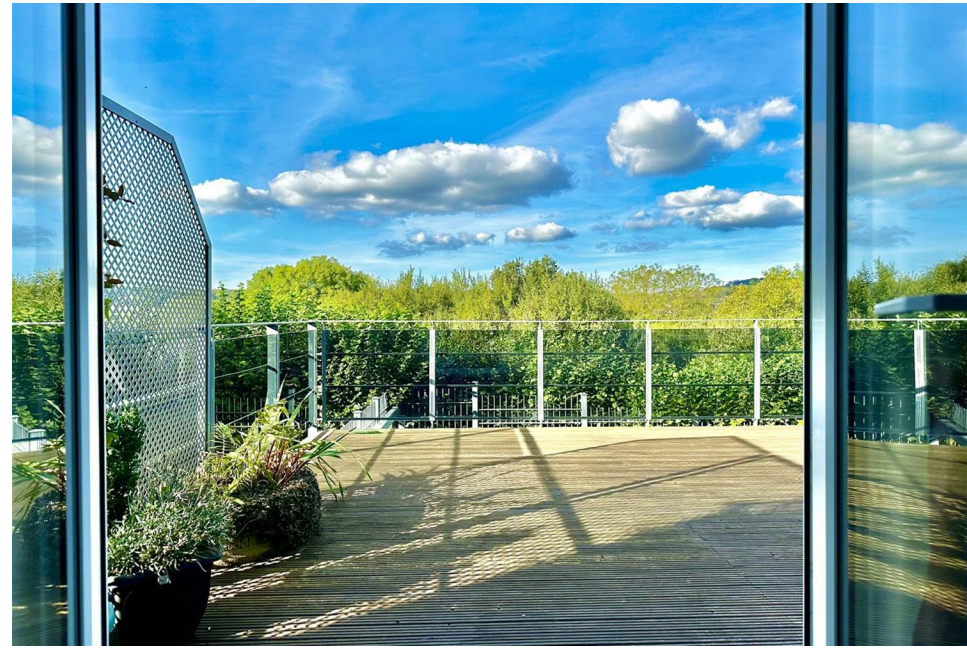
Directions

Directions from Barnstaple; pass over the Long Bridge, over the "stones roundabout" and head up Sticklepath Hill on the A3125. Take the first turn on the right into Westfield Avenue, follow the road and then take the next right into Cleave Road. At the junction turn right, carry on to the end of the road. Cleave Point is situated on your right. Number 3 is situated on the Ground Floor.

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

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or email barnstaple@phillipsland.com

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Room list:

Hallway

Kitchen Diner
4.58m x 2.41m (15'0" x 7'10")

Living Room
4.19m x 3.33m (13'8" x 10'11")

Bedroom 1
3.04m max x 5.03m max (9'11" max x 16'6" max)

En-Suite Shower Room
1.91m x 1.40m (6'3" x 4'7")

Bedroom 2
3.72m max x 2.31m max (12'2" max x 7'6" max)

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

Balcony/Sun Deck
11.15m x 5.60m (36'6" x 18'4")

Outside

The property is ideally positioned within walking distance of Barnstaple Town Centre, the vibrant regional and administrative heart of North Devon. Situated in the scenic valley of the River Taw, the area is surrounded by rolling Devonshire countryside and offers easy access to some of the region's most stunning beaches and coastal trails. As North Devon's commercial hub, Barnstaple provides a full range of amenities, including banks, schools, a theatre, cinema, leisure centre, and a wide variety of cafes, restaurants, and independent shops. The town perfectly balances modern shopping outlets with the charm of a bustling market atmosphere, offering something for everyone.

For beach lovers, the golden sands of Woolacombe, Croyde, and Instow are just a short drive away, making them ideal for family trips, surfing, or relaxing by the sea. Outdoor enthusiasts will also enjoy the nearby Exmoor National Park, offering scenic walking and cycling routes.

The A361 North Devon Link Road provides convenient access to the M5 motorway, ensuring easy connections to the rest of the country, while Barnstaple's train station offers direct routes to Exeter, making travel across the region and beyond simple and efficient.



Overview

Welcome to Cleave Point Apartments, a premium residential development built in 2006, conveniently situated in the sought-after location of Sticklepath. This stylish two-bedroom apartment offers modern living with the feel of a luxury hotel from the moment you enter the communal lobby.

The secure entrance is equipped with a smart fob system for residents and an intercom for visitors, ensuring convenience and safety. Inside the apartment, you will find two spacious double bedrooms, both enjoying scenic views of trees and distant green fields. The master bedroom includes a built-in wardrobe and a private three-piece en suite shower room for added comfort.

The well-appointed kitchen diner features integrated appliances, including a fridge freezer, oven, 4-ring gas hob, microwave, dishwasher, and washer/drier. The space easily accommodates a 6-seat dining table, perfect for both everyday meals and hosting guests. The generously sized living room offers plenty of space for multiple sofas, with French doors leading out to a large balcony. Over 60m² of wooden decking provides an ideal setting for outdoor dining, relaxation, and enjoying the year-round beautiful sunsets over the River Taw.

Additional features include a secure, gated car park with a reserved parking space, a storage unit equipped with electric points, bike racks and guest parking at the front of the building. The apartment block is also treated to a lane allowing direct access to the Tarka Trail, providing walking or cycling routes along the River Taw.

Services

All Mains Services Connected (Gas, Electric, Water and Drainage)

Council Tax Band

B

EPC Rating

C

Tenure

Leasehold - Share of Freehold

Viewings

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

