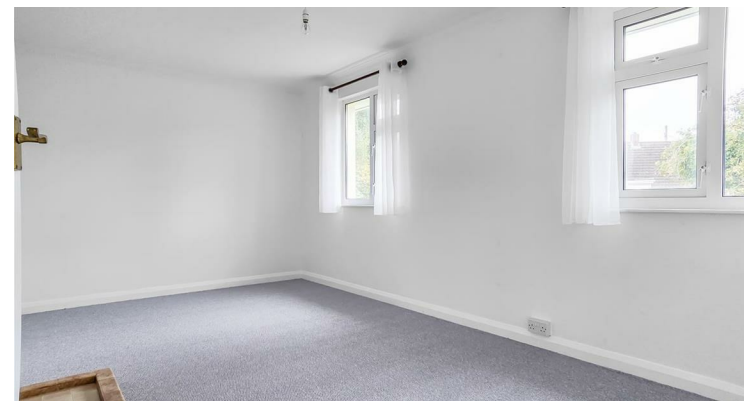


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024



2 Bed Bungalow On A Large Plot
29 Oakland Park South, Sticklepath, Barnstaple, EX31 2HU

Asking Price

£265,000

- Popular Residential Area
- Close To Local Amenities
- Surrounded By Similar Properties
- No Ongoing Chain
- Scope & Potential For Further Enhancement
- Large Plot

Directions

From the square leave the town proceeding over the long bridge, at the roundabout take your 3rd exit and proceed to the 'Barnhenge' roundabout, at the lights proceed directly across to the brow of the hill, at the button roundabout continue directly ahead to the Cedars roundabout taking your 2 exit, after a short distance turn right into Ellerslie Road, follow the road around bearing to the right and then take the left hand turn into Oakland Park South. Take the first turning right and continue down and you will find number 29 on the right hand side.

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.
Copyright 2016 Phillips Smith & Dunn. All rights reserved. Phillips Smith & Dunn is a name of P. S. & D. Limited.
Our company registration number is 04753854 and we are registered in England and Wales.



Room list:

Entrance Hall

Sitting Room

5.18 x 2.85 (16'11" x 9'4")

Kitchen

2.80 x 2.88 (9'2" x 9'5")

Bedroom 1

4.16 x 2.84 (13'7" x 9'3")

Bedroom 2

3.50 x 2.87 (11'5" x 9'4")

Bathroom

2.85 x 1.63 (9'4" x 5'4")

Overview

Situated in the sought-after area of Sticklepath, just on the outskirts of Barnstaple town centre, this spacious semi-detached bungalow offers two double bedrooms and occupies a very large plot, possibly the biggest on the development.

The property is in need of some general modernisation and features an entrance hall, generous sitting room with fireplace and two windows overlooking the rear garden, kitchen - complete with a range of wall and base units, a sink, and integrated appliances including washing machine, fridge and freezer with a door leading to the side porch.

Both bedrooms are doubles, with the primary bedroom overlooking the rear garden and the family bathroom is equipped with a 3-piece suite.

Situated within a pleasant position to the edge of town and benefits from a regular bus service providing numerous links to and from the town. Barnstaple the regional centre of North Devon offers a wider variety of amenities with numerous high street chains and local shops, Green Lanes shopping centre, banks and post office, there and excellent recreational facilities including a theatre, cinema, leisure centre and numerous restaurants and public houses. The North Devon link road A361 is also within close proximity providing a swift and direct route to the M5 motorway and connecting routes beyond.

The scope and potential of the plot really do make this a fantastic opportunity and the property is available with no onward chain, making it even more appealing for those seeking a hassle-free transition into their new home.

Outside

At the front of the property, you'll find a low-maintenance garden, along with a driveway providing off-road parking. A side pedestrian pathway provides access to the South facing, large rear garden, which offers a variety of spaces to enjoy outdoor living. The rear garden includes a spacious patio, ideal for alfresco dining and entertaining, as well as additional seating areas. There's also a well-kept lawn, complemented by mature shrubs and greenery and a summer house creating a peaceful and private outdoor retreat.



Services

Mains water, drainage & electric.
No C/H

Council Tax band

B

EPC Rating

Tenure

Freehold

Viewings

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

