

# Impressive & Spacious Chalet Bungalow

40 Park Avenue, Sticklepath, Barnstaple, EX31 2ES

Guide Price

£525,000



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# Immaculately Presented Set Within Popular Neighbourhood

40 Park Avenue, Sticklepath, Barnstaple, EX31 2ES



## Surrounding Area

Park Avenue is one of Barnstaple's most desirable and well regarded postcodes, offering a peaceful yet convenient setting. Ideally located within walking distance of Barnstaple Town Centre, the vibrant regional and administrative hub of North Devon. This area combines tranquillity with accessibility. Nestled in the picturesque valley of the River Taw, Park Avenue enjoys proximity to rolling Devonshire countryside and easy access to some of the region's most beautiful beaches and coastal trails.

As the commercial heart of North Devon, Barnstaple offers an extensive range of amenities, including banks, schools, a theatre, cinema, leisure centre, and an array of cafes, restaurants, and independent shops. The town skillfully blends modern retail outlets with the charm of a traditional market atmosphere, ensuring there's something for everyone.

Beach enthusiasts will appreciate the golden sands of Woolacombe, Croyde, and Instow, all within a short drive and perfect for family days out, surfing, or simply unwinding by the sea. Outdoor lovers can explore nearby Exmoor National Park, which boasts breathtaking walking and cycling routes.

Excellent transport links add to the appeal. The A361 North Devon Link Road connects easily to the M5 motorway for seamless travel across the country, while Barnstaple's train station provides direct routes to Exeter, facilitating convenient regional and national travel.





## DETAILS

Upon entering the property, you are welcomed by a generous open-plan kitchen diner thoughtfully designed for modern living. To the front, a charming bay window floods the room with natural light, creating a bright and inviting atmosphere. At the rear the contemporary kitchen boasts ample cupboard and worktop space, complemented by a central kitchen island. Fully equipped with a sink and drainer, gas hob, electric oven, and dishwasher, it also includes fittings for a freestanding washing machine and fridge-freezer. From the kitchen area, a door opens onto a delightful balcony offering tranquil views of the garden and glimpses of the estuary beyond the green tree line.

The main bedroom is a bright and cosy retreat, enhanced by a bay window with a built-in window seat. Two built-in wardrobes provide ample storage, while a sliding mirrored door reveals a hidden ensuite shower room. The second bedroom, also a double, features a beautiful bay window and a functional log burner, adding character and warmth. The third bedroom, another spacious double, overlooks the serene rear garden. Completing the downstairs layout is a well-appointed three-piece bathroom.

A bespoke winding staircase leads to the true centrepiece of the home: an impressive 75m<sup>2</sup> living room. This expansive and adaptable space offers endless possibilities, bathed in natural light from six Velux windows. A balcony extends from the living area, providing a perfect spot to enjoy the surrounding views and the beauty of the outdoors.

## VIEWING

By appointment through our  
**Phillips, Smith & Dunn Barnstaple office-**



### Entrance Porch

**Open Plan Kitchen Diner 7.64m (8.39m into bay) x 5.79m (25'0" (27'6" into bay) x 18'11")**

**Living Room 6.57m x 11.51m (21'6" x 37'9")**

**Bedroom 1 3.29m (3.96m into bay) x 3.68m (10'9" (12'11" into bay) x 12'0")**

**En Suite 2.29m x 0.96m (7'6" x 3'1")**

**Bedroom 2 4.23m (5.16m into bay) x 3.29m (13'10" (16'11" into bay) x 10'9")**

**Bedroom 3 3.01m x 2.72m (9'10" x 8'11")**

**Bathroom 3.00m x 1.65m (9'10" x 5'4")**

### Single Garage

**Balcony 2.07m x 4.47m (6'9" x 14'7")**

### Decking







## **Exterior**

The exterior of the property features beautifully landscaped front and rear gardens. At the front, the garden is thoughtfully designed with a combination of patio, lawn, and raised flower beds, complimented by a natural screen for added privacy from the road. A private driveway provides convenient off-road parking and leads to a single garage.

Side access connects the front to the rear garden, where a spacious decking area overlooks a well-maintained lawn, bordered by colourful flower beds. Beneath the decking, there is ample storage space, while a garden shed is conveniently positioned at the far end of the garden.

A gate at the rear of the garden opens directly onto a peaceful woodland footpath, providing direct access to the renowned Tarka Trail, perfect for scenic walks and cycling adventures.

## **DIRECTIONS**

From Barnstaple Town, head over the bridge and up Sticklepath Hill. Once at the top, go straight over the mini roundabout and continue along. Take the third turning on the right in to Oakland Avenue, follow the road over the roundabout to the end and turn left in to Park Avenue. Continue along Park Avenue, No 40 is situated on your right hand side.



### **VIEWING**

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Phillips Smith & Dunn,  
Phillips, Smith & Dunn  
Barnstaple Office  
01271 327878**



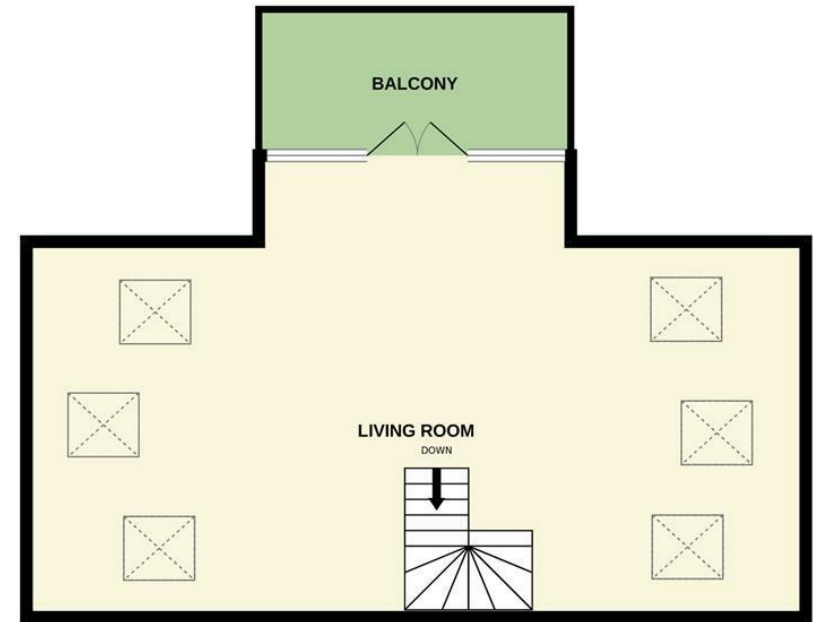




GROUND FLOOR  
1099 sq.ft. (102.1 sq.m.) approx.



1ST FLOOR  
686 sq.ft. (63.8 sq.m.) approx.



TOTAL FLOOR AREA : 1785 sq.ft. (165.8 sq.m.) approx.

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.

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