



3 Bed Bungalow - Detached

40-41 Cleave Road, Sticklepath, Barnstaple, Devon, EX31 2DU

Asking Price

£500,000

Directions

Leave Barnstaple town in the direction of Sticklepath, head over the bridge and up Sticklepath Hill. Turn right into Westfield Avenue and then take the next right into Cleave Road, keeping to the right, the property can be found on the right hand side with a for sale board clearly visible.

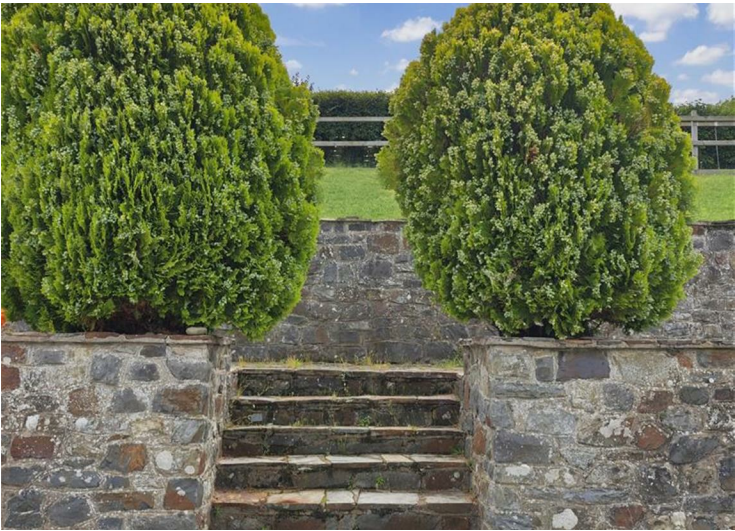
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for your property.**

Call 01271 327878
or email barnstaple@phillipsland.com

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Room list:

Overview

Cleave Road is situated in Sticklepath which offers local amenities including shops, schools, post office, popular pub, award winning fish and chip restuarant, takeaways and St Michael's Nursery. Barnstaple, the ancient borough and administrative centre for North Devon is approximately a mile away and the town offers an excellent range of both business and leisure facilities including the Green Lanes Shopping Centre, out of town superstores, live theatre, leisure centre, Tarka tennis centre, and from the town there is a sprinter train service running through to the cathedral city of Exeter and immediate access onto the A361/North Devon Link Road which connects the area through to junction 27 of the M5 motorway to the east side of Tiverton where there is also the Parkway railway station where journey times to London/Paddington are approximately 2 hours in distance. To the west of Barnstaple about 5 miles is the coastal village of Instow with its beach and sailing whilst on the northern side of the River Taw estuary, beaches on the dramatic North Devon coastline at Saunton, Croyde, Putsborough and Woolacombe with their associated facilities and 2 championship golf courses.

Services - Mains electric, water and drainage. Gas central heating

Council Tax - Band E

EPC rating - C

Services

Type your text here

Council Tax band

E

EPC Rating

C

Tenure

Freehold

Viewings

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



Outside

Outside, the gardens are a true highlight. Designed to make the most of the outstanding views, they feature terraced lawns, a decked viewing area with power supply, and multiple sun terraces perfect for relaxing or entertaining. Wrap-around lawns extend to the front, where a curved pathway leads to the entrance porch, while a driveway provides parking for three vehicles. The garage and adjoining workshop, currently used as a gym and storage space, offer exciting potential for conversion into further accommodation or a home office, subject to planning consent.

