



53 Park Avenue
Sticklepath | EX31 2ES

JAMES FLETCHER
POWERED BY
exp UK

53 Park Avenue

Tucked away within a quiet corner of Sticklepath, with Anchor Woods & The Tarka Trail almost on the doorstep, this flexible 4/5 bedroom semi-detached home offers a wonderful lifestyle opportunity on the edge of town. Enjoying spacious and adaptable accommodation, along with ample off-road parking, a garage and a sunny South-facing garden, the property offers tremendous scope, and is a blank canvas for anyone seeking a home to make their own. Within walking distance of Barnstaple town centre, nearby bus routes, the Tarka Rail Line to Exeter, and tranquil riverside walks, the property is perfect for those seeking a convenience without compromise. Please note: The property is of Woolaway Construction and is therefore only suitable for cash buyers.

Sticklepath is a popular and much sought after residential location on the edge of Barnstaple, offering the best of nearby tranquil riverside walks, easy access to the town centre, walking distance to Petroc College, and convenient transport links. Barnstaple, the regional centre of North Devon, stands as a historic market town steeped in tradition - offering High Street shopping along with a number of retail outlets, the town provides a range of amenities for all ages. The Tarka Rail line connects to Exeter in the South whilst the A361 connects to Tiverton, where there is a direct rail line to London Paddington.

The coast is also close-by, with popular tourist destinations of Saunton, Croyde & Woolacombe a short drive away, along with the Tarka Trail, perfect for walkers, runners and cyclists exploring the region.

Approximately 10 miles to the West of Barnstaple, the A39 connects to Bideford, and a further 25 miles to Bude, the gateway to North Cornwall.

TO BOOK YOUR VIEWING, WHEN CALLING PLEASE QUOTE REF: JF0919



STEP INSIDE

From the driveway off Park Avenue, there are a couple of steps up to the front door. The property then opens to an inviting hallway, providing stairs to the first floor. The ground floor accommodation comprises a well-fitted kitchen with a useful utility off, an open-plan lounge/diner/family room, a large ground floor bedroom, an adaptable second reception room/bedroom and a shower room. The kitchen is fitted with a range of work-surfaces comprising a stainless steel sink and drainer unit with drawers and cupboards below and matching wall-units over, a built-in oven and hob with extractor over and space for a fridge/freezer, whilst the utility offers space and plumbing for a washing machine and tumble dryer, along with integral access into the garage. The ground floor shower room is fitted with a large "walk-in shower", hidden cistern W.C and wash basin with a vanity unit below.

The first floor landing opens to two large double bedrooms and a smaller single room/home office, all with built-in storage and additional eaves storage, along with a further bathroom, fitted with a compact bath, a low-level W.C and wash basin.

In all, this adaptable property offers flexible accommodation within a much sought-after position on the edge of town.

OUTSIDE & PARKING

The property is approached from both Park Avenue & Lynhurst Avenue with ample off-road parking at the front & rear. There is a gated driveway from Lynhurst Avenue, whilst the driveway off Park Avenue leads to the garage with an up & over door, light and power connected. The property also enjoys a sun-soaked South-facing garden with a mature lawn, extensive flower beds with a variety of plants, shrubs and ornamental trees and a pond. Encouraging an abundance of wildlife, the garden is perfect for those with "green-fingers", or for little ones to explore. Nearby there is access into Anchor Woods too.

AGENTS NOTE I CASH BUYERS ONLY

Cash buyers only: The property is Woolaway construction - a type of prefabricated reinforced concrete build that features concrete panels and frames, therefore, mortgage options may be limited. We strongly recommend consulting with your mortgage advisor before booking a viewing. For this reason, the property is best suited to buyers who are in a position to proceed with a full cash purchase or who have the ability to raise finance against other assets.

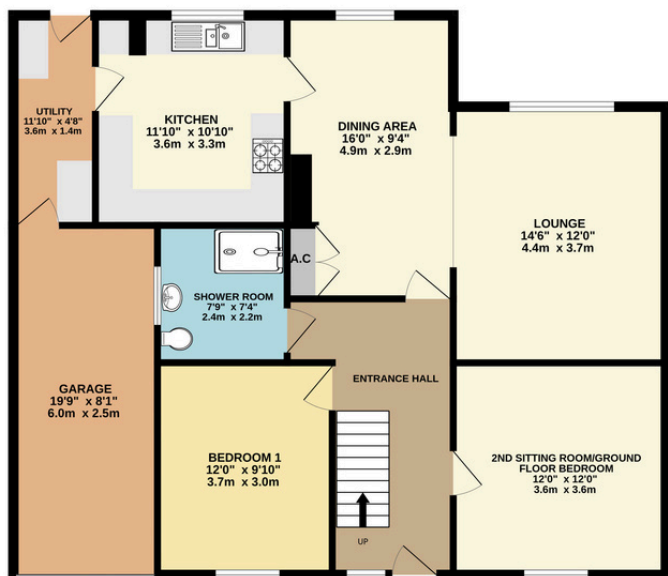
VIEWINGS

By appointment only with the sole selling agent.

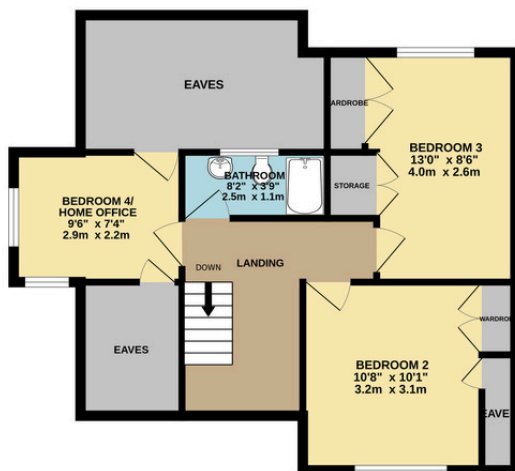




GROUND FLOOR
1092 sq.ft. (101.5 sq.m.) approx.



1ST FLOOR
594 sq.ft. (55.1 sq.m.) approx.



- **Services:** Mains Gas, Electricity, Water & Drainage. Gas-fired radiator central heating
- **Woolaway Construction:** Cash buyers only
- **Tenure:** Freehold
- **EPC:** C
- **Council Tax:** Band D
- **Local Authority:** North Devon District Council
- **Sellers Position:** Looking for their next home

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

PARK AVENUE, STICKLEPATH

TOTAL FLOOR AREA: 1686 sq.ft. (156.6 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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Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

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