



26, OAKLAND AVENUE, STICKLEPATH, BARNSTAPLE, EX31 2EN

An extended semi-detached four bedroom house, situated within a short walk to local amenities. It is considered an ideal family home, offering spacious and flexible accommodation, with the added attraction of a large garage, off road parking and a fabulous rear garden.



CHEQUERS

INDEPENDENT ESTATE AGENTS

Smart Move

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£450,000



- **EXTENDED SEMI-DETACHED HOUSE**
- **SPACIOUS AND FLEXIBLE FAMILY ACCOMMODATION**
- **LARGE OPEN PLAN LIVING AND DINING ROOM**
- **FITTED KITCHEN WITH INTEGRATED APPLIANCES**
- **GROUND FLOOR CLOAKROOM/W.C**
- **MASTER BEDROOM WITH EN-SUITE & THREE ADDITIONAL ROOMS**
- **STYLISH SHOWER ROOM**
- **GARAGE AND OFF ROAD PARKING**
- **FABULOUS REAR GARDEN**
- **CLOSE TO AMENITIES AND ATTRACTIONS**



Chequers Estate Agents are delighted to offer for sale, this extended semi-detached house, situated within a prime location, close to Sticklepath's local amenities, along with excellent transport links, the picturesque tarka trail and easy access to local anchor wood woodland. It is considered an ideal family home, offering bright, spacious and flexible accommodation, with the added attraction of a large garage, off road parking an a fabulous rear garden with ample spaces to relax, play or entertain.

As soon as you enter the property you get a feeling of generous proportioned rooms, along with a sense of light flooding through the house. The accommodation on the ground floor offers an inviting entrance hall, cloakroom/W.C, generous living room and dining area, along with a fitted kitchen with a range of built in appliances. The kitchen also gives direct access to a useful covered storage area, where the garage can also be accessed from. The first floor does not disappoint with four bedrooms (one en-suite) and a stylish shower room. This is a lovely family home in an excellent location.

LOCATION - BARNSTAPLE

Situated in the valley of the River Taw, Barnstaple is surrounded by beautiful countryside and has a variety of great shops, supermarkets, restaurants, schools and pubs. As well as those all important recreation facilities including a leisure centre, cinema, a pannier market, and a theatre. The A361 North Devon Link Road provides convenient access to the M5 Motorway. Further sandy beaches and coastal walks at Saunton, Croyde, Codden Hill and Woolacombe are within easy reach, as is Exmoor. Barnstaple Train Station is also within a short walk or drive.





ENTRANCE HALL

UPVC double glazed door and window to front elevation, stairs to first floor, radiator, laminate flooring, downlighters.

CLOAKROOM

Low level W.C, hand basin, laminate flooring.

LIVING ROOM

26'9" x 11'4"

UPVC double glazed bay window to front aspect, UPVC double glazed patio doors to rear garden, dining area with ornate fireplace and laminate flooring, lounge area with fireplace with gas fire inset, fitted carpet in lounge area, slimline radiators.



KITCHEN

8'3" x 8'4"

UPVC double glazed window to rear aspect, UPVC double glazed door leading to covered storage area and back garden, range of fitted cupboards and drawers, built in electric oven, gas hob and extractor over, built in dishwasher and low level fridge, engineered wood panelled flooring, sink with draining board, work surface areas, downlighters.

FIRST FLOOR LANDING

Airing cupboard, loft hatch, downlighters, fitted carpet.

BEDROOM ONE

17'10" x 8'5"

UPVC double glazed window to rear aspect, radiator, large velux window, laminate flooring, door to en-suite.



EN-SUITE

5'8" x 7'10"

UPVC double glazed opaque window, large walk in shower with luxury spa shower and separate attachment, radiator, hand basin with sliding drawers below, W.C, laminate flooring, downlighters.



BEDROOM TWO

13'6" x 12'11"

UPVC double glazed window to front aspect, radiator, fitted carpet, downlighters in recess area.

BEDROOM THREE

12'4" x 11'3"

UPVC double glazed window to rear aspect, radiator, fitted wardrobes unit, fitted carpet, spotlighting.

BEDROOM FOUR

7'5" x 8'6"

UPVC double glazed window to rear aspect, radiator, fitted carpet.



BATHROOM

6'5" x 6'9"

UPVC double glazed opaque window, shower cubicle, hand basin with cabinet below, low level W.C, slimline radiator, fitted blind, part tiled walls, vinyl flooring, downlighters.



OUTSIDE

To the front of the garage is also a private driveway, providing parking for one vehicle. A pathway leads to the entrance and there is also an attractive front garden. To the rear is a large family friendly garden with lawn and seating areas. Tranquil relaxing spaces combine with open areas to play or entertain, with attractive borders.

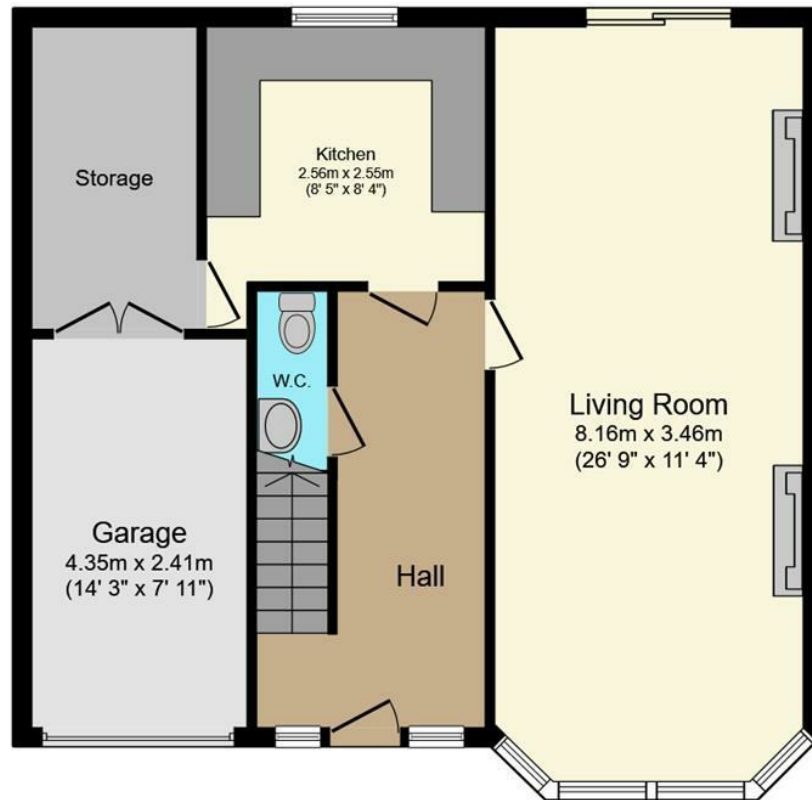
GARAGE

GARAGE 4.86M X 3.41M (MAX). Up and over door to the front, UPVC double glazed doors to the rear, lighting, power points, fitted shelves, space for American style fridge/freezer.

NOTE

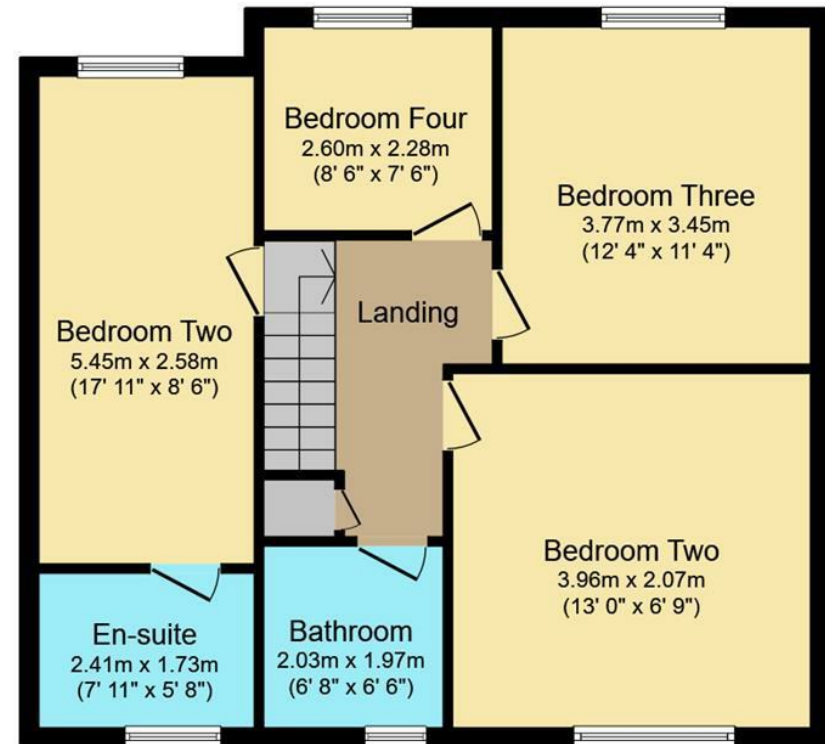
For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.





Ground Floor

Floor area 69.2 sq.m. (744 sq.ft.)



First Floor

Floor area 66.1 sq.m. (712 sq.ft.)

Total floor area: 135.3 sq.m. (1,456 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		81
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

COUNCIL TAX BAND D



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