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INDEPENDENT ESTATE AGENTS

Smart Move

T: 01271 379314

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		82
(81-91)	B		
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

COUNCIL BAND D

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66-67 Boutport Street, Barnstaple, Devon, EX31 1HG  
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**13 OAKLAND AVENUE, STICKLEPATH  
BARNSTAPLE, DEVON, EX31 2EL**

Location, location, location!

A superbly situated 3 Bedroom Semi Detached Family Home occupying a large plot and offering excellent living space together with lots of easy off road parking and a delightful back garden, this impressive home ticks all the boxes and is an interesting alternative to a modern estate property.

**£310,000**



- A substantial 3 Bedroom Semi Detached Family Home with a distinctive bay window frontage and being nicely set back off the road whilst offering parking for several vehicles, ideal for keeping a motor home / caravan
- Large back garden enjoying a Southerly aspect and featuring an extensive timber decked seating area with a lawned garden beyond bordered by mature shrubs and bushes bursting with colour and interest
- 29 foot long block built garage / workshop with a pitched roof offering excellent storage
- Spacious Kitchen-Breakfast Room with fitted base and wall mounted cupboards and an integrated table ideal for family life
- Good size Lounge with a deep bay window and a feature fireplace with a living flame fire
- Separate Dining Room with wood effect flooring with double doors leading through to a Conservatory extension which overlooks the beautiful garden
- 3 good sized Bedrooms including a Primary Bedroom which has fitted wardrobes and a bay window feature
- Bathroom with a modern white suite including a bath with a shower above complimented by matching wall tiles
- Downstairs W.C plus Utility area with space and plumbing for washing machine
- Gas radiator central heating and UPVC double glazed windows



Chequers estate agents of Barnstaple are delighted to offer for sale 13 Oakland Avenue, a superbly located and substantial 3 Bedroom Semi Detached Home with a delightful South West Facing garden, an extensive brick paved driveway and a large garage/ workshop.

Situated within popular Sticklepath No. 13 Oakland Avenue is certainly well located being within easy reach of Sticklepath school and Petroc college while within an easy stroll is a general store, inn and fish and chip shop. The popular Tarka Trail can be accessed at nearby park avenue while just around the corner is a bus stop where buses come and go every 15 minutes. Barnstaple the regional centre for North Devon is just over a mile away and a lovely picturesque route can be taken via the Tarka Trail with the taw estuary alongside.



The property combines excellent living space with excellent outdoor space ideal for a growing family with there being an extensive brick paved driveway ideal for parking several vehicles and perfect for motorhome/ caravan owners. Another talking point is the long garage / workshop extending some 29 feet it has a pitched roof with useful Storage within the eaves.

The back garden is a delight being large and South West Facing and featuring an extensive timber deck seating area which extends across the back of the property leading down to a level lawned garden with a pond with mature shrubs bordering. There is a secret garden beyond the pond and shrubs which at the moment is laid to lawn but could be the perfect spot for a vege plot.

If you have been looking for a spacious family property in a highly convenient location then No. 13 Oakland Avenue will not disappoint and appointments to view are highly recommended. To arrange to view please call Chequers estate agents on 01271 379314 of email [tim@chequershomes.co.uk](mailto:tim@chequershomes.co.uk)



#### FRONT DOOR TO

#### HALLWAY

Radiator, wood effect flooring, stairs to first floor, door to understairs storage cupboard. Door off Hallway to

#### KITCHEN-BREAKFAST ROOM 18 '6 X 9'6 (5.49M '1.83M X 2.90M )

A spacious room ideal for family life with a table and chairs. Fitted cupboards with base and wall mounted units, work top with a sink unit with mixer tap, plumbing for dishwasher, gas cooker point, power points, window overlooking the back garden, radiator. Access to

#### UTILITY ROOM

Plumbing for washing machine, space for tumble dryer, door to



#### CLOAKROOM

With a low level W.C and wash hand basin

#### DINING ROOM 13'7 X 10'4 (4.14M X 3.15M)

With wood effect flooring, radiator, power points, double doors to

#### LOUNGE 15'3 X 14'1 (4.65M X 4.29M )

A lovely room with a deep bay feature and a feature fireplace with a gas coal effect living flame fire, radiator, power points, picture rail

#### CONSERVATORY 10'8 X 9'4 (3.25M X 2.84M )

Tiled flooring, french doors to garden

#### STAIRS FROM ENTRANCE HALL TO

#### FIRST FLOOR LANDING

Landing window, hatch to loft space, power points, doors off to

#### BATHROOM 8'7 X 7'11 (2.62M X 2.41M)

Featuring a white suite with a panelled bath with a shower above the bath, glazed shower screen, tiled wall surround, low level W.C, wash hand basin

#### BEDROOM ONE 15'5 X 9'7 (4.70M X 2.92M )

An impressive Primary Bedroom with a delightful bay window and feature length fitted wardrobes with hanging space and shelving, radiator, power points

#### BEDROOM TWO 13'4 X 12' (4.06M X 3.66M )

Another spacious Bedroom with fitted wardrobes with mirror fronted doors, radiator, power points, window overlooking the back garden

#### BEDROOM THREE 10'11 X 8' (3.33M X 2.44M)

Radiator, power points, built in cabin bed

#### OUTSIDE

There is a superb brick paved driveway offering extensive off road parking for several vehicles and ideal for anyone who needs to park a motor home / caravan. At the end of the driveway is a superb garage extending some 29 feet and incorporating a workshop to one end with power points and light.

The back garden is a delight enjoying a South Westerly aspect and being full of colour and interest. There is a large timber deck seating area which extends across the back of the house which leads to a level lawned garden with mature shrubs and bushes beyond together with a garden pond. There is a secret garden beyond the shrubs and pond which is laid to lawn but could make for an ideal vege garden.

#### 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.