



44, Manor Park



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Sticklepath, Barnstaple, Devon EX31 2DH

Local amenities/bus services nearby. Barnstaple Town Centre 1 mile

An extended four/five bedroom detached bungalow with flexible accommodation that can accommodate an annexe, two garages, situated in a cul-de-sac location close to amenities.

- 3/4 Bedroom Bungalow
- Kitchen/Breakfast Area
- Cul-de-sac Location
- Two Garages & Driveways
- Flexible accommodation with Annexe
- Solar Panels
- Garden Room with veranda
- Enclosed Garden
- Council Tax Band D
- Freehold

Guide Price £435,000

SITUATION AND AMENITIES

The property is situated in a cul-de-sac location of similar properties. Sticklepath offers good local shopping facilities, together with primary school and Petroc, the North Devon College, whilst a regular bus service operates in the District to Barnstaple town centre, just over a mile. Roundswell a modern residential/business District lies just outside Barnstaple and is within close proximity offering out of town stores including Sainsburys. At Roundswell there is access to the A361 North Devon Link Road which leads, in about 45 minutes, to Junction 27 of the M5 Motorway, and also to Tiverton Parkway with trains to London Paddington in just about 2 hours. Within about half an hour by car the sandy surfing beaches at Saunton (also with championship golf course), Croyde and Woolacombe and Exmoor can be reached in a similar time, as can the Cornish border. The Tarka Trail, popular with cyclists and walkers alike, is also easily accessible, and the favoured coastal resort of Instow with cricket ground and yacht club, as well as beach, is about 20 minutes by car.

DESCRIPTION

A detached bungalow which presents part rendered, part hung tile elevations with double glazed windows and doors, beneath a tiled roof with 16 panel solar array. The property has been extended in the current owners tenure and offers versatile accommodation, there is also scope to create further accommodation by converting the roof space as many of the surrounding properties have, subject to obtaining the necessary consents. The layout briefly consists; Entrance hall, kitchen with breakfast area, rear lobby/utility area, living room, garden room which leads out onto a veranda, layout could be up to 5 bedroom, one of which has an en-suite shower room, there is also a remodelled family bathroom. The accommodation has also been used as an annexe previously and has an intercommunicating door from the main living room and also a private access from the front and rear. At the front there is an enclosed low maintenance garden, two gated driveways and a garage. At the rear is a private south facing garden with small lawn, sun terrace and detached garage/workshop, there is also gated access at the rear onto a private lane.



GROUND FLOOR

RECEPTION HALLWAY which leads off to the kitchen, triple aspect with windows to front and side, space for breakfast table, wood effect flooring, loft access via hatch, built in storage cupboards with sliding doors. KITCHEN with door and window to side, matching wall and base units, display cabinets, roll top worksurface, tiled splashback, 1 ½ ceramic sink and drainer with mixer tap, four-point gas hob with extractor over, double oven with grill, wall mounted gas boiler, space for dishwasher. LIVING ROOM with windows to front overlooking garden, fitted carpet, gas fire, door off to the inner hall (described later), French doors leading out to REAR LOBBY/UTILITY AREA which leads through to the GARDEN ROOM and door to garden. INNER HALL loft access via hatch, airing cupboard also housing controls for solar panels. BEDROOM 1 with window to rear, built in wardrobes with sliding doors, fitted carpet. BEDROOM 2 with window to rear, built in wardrobes with slide in mirrored doors, fitted carpets. OCCASIONAL BEDROOM 3 with doors leading directly to garden room, wood effect flooring and French doors leading out to veranda. BATHROOM refitted with a modern white suite, panelled bath with electric shower over, extractor fan, vanity hand wash basin with mixer tap, mirrored storage cupboard above, dual flush close coupled WC, opaque window to rear, wood effect flooring, partly moisture panelled walls, heated towel rail. Door off the living room leading into FURTHER BEDROOM with window to front, fitted carpet. SHOWER ROOM with pedestal wash basin and low-level WC, opaque window to rear, extractor fan. Door leading through to HOBBY ROOM which could make a home office, with window to rear and sliding doors to front.

OUTSIDE

Two gated driveways, ADJOINING GARAGING with electric roller door, door leading to driveway and also into the garden. In the garage is an attic space and WC on the ground floor.

At the front of the property is an enclosed low maintenance garden with mature hedge and shrubs. A pathway leads around the property with gated access leading to the rear garden. At the rear of the property is an ENCLOSED GARDEN with SUN TERRACE, level lawn and paved pathway leading to a further low maintenance hard standing/further driveway. COVERED TERRACE with composite decking, FURTHER DETACHED GARAGE currently used as a studio. Gated access leads to rear lane and can be accessed via Bickington Road, also within the garden is a GARDEN SHED/POTTING SHED. The property also benefits from some outside lighting and solar array of 16 panels.

SERVICES

All mains services connected. Gas fired central heating. X16 Solar Panels.

DIRECTIONS

What3Words: ///forest.under.solar

From Barnstaple leave the town in the direction of the A3125 road to Bideford. Cross the stones roundabout and continue up the hill, turn left at the mini roundabout onto Old Torrington Road. Proceed on this road for approximately 400m, and then take the second right hand turning into Old Bideford Road. Manor Park is the third turning on the right, proceed to the end of the road where the property can be found on the left hand side.

LETTINGS

Our lettings department has prepared some figures for this property, which should be achievable in the current market. The Stags Residential Letting team would be happy to discuss these figures and provide further information about the letting services on offer. They can be contacted on 01271 322837 or rentals.northdevon@stags.co.uk.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Approximate Area = 1417 sq ft / 131.6 sq m (excludes bin store)
 Garage = 205 sq ft / 19 sq m
 Outbuildings = 326 sq ft / 30.2 sq m
 Total = 1948 sq ft / 180.8 sq m

For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Stags. REF: 1062081



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		84	89
(81-91) B			
(69-80) C			
(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	

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