



34, Manor Park



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Sticklepath, Barnstaple, Devon EX31 2DQ

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

An extended three bedroom detached bungalow situated in a no through road located in quiet residential area close to amenities. South West facing rear garden, parking for two vehicles.

- 3 Bedrooms
- 28' Kitchen/Breakfast Room
- Sitting Room & Conservatory
- Dining Room
- South West Facing Rear Garden
- Driveway Parking
- Gas Fired Central Heating & Double Glazing
- 1202 SQ FT / 111 SQ FT
- Council Tax Band C
- Freehold

Guide Price £399,950

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 1960's detached bungalow which has been extended and presents painted rendered elevation, with double glazed windows, beneath a tiled roof. The layout briefly consists; Hallway, 3 Bedrooms, Bathroom, Sitting Room with adjoining Conservatory, Dining Room, Kitchen/Breakfast Room. Outside there are gardens to the front and rear, ample driveway parking for two vehicles. The property may also have potential to convert the attic space into further accommodation subject to obtaining the necessary consents.



GROUND FLOOR

Composite front dooring leading into ENTRANCE HALL with wood effect flooring and loft access via hatch. DOUBLE BEDROOM to the front with windows overlooking the garden and driveway, fitted carpets. Another DOUBLE BEDROOM to the front with fitted carpets. SITTING ROOM with continuation of wood effect flooring and leading into the GARDEN ROOM with sliding doors leading out to the garden. BATHROOM white suite comprising 'P' shape bath with shower over and mixer taps, vanity unit with hand wash basin with mixer tap, dual flush WC, tiled walls, tile effect flooring, extractor fan. DINING ROOM with window to rear, wood effect flooring, built in cupboards, steps lead down to the KITCHEN/BREAKFAST ROOM with high gloss white units, breakfast bar, roll top work surfaces, inset circular sink and drainer with mixer tap, space for white goods and oven, stainless steel extractor fan, Ideal gas combination boiler, space for American style fridge freezer, door leading to the garden. Door off the kitchen to a DOUBLE BEDROOM to the front and with cupboard housing meters and shelving.

OUTSIDE

At the front of the property is a gravelled driveway with a pathway leading to the rear of the property, level lawned GARDEN with stocked borders. To the rear is a level lawned SUN TERRACE, ornamental pond, stocked borders and storage shed.

SERVICES

All mains services connected. Gas fired central heating.

DIRECTIONS

What3Words: ///shots.venues.branded

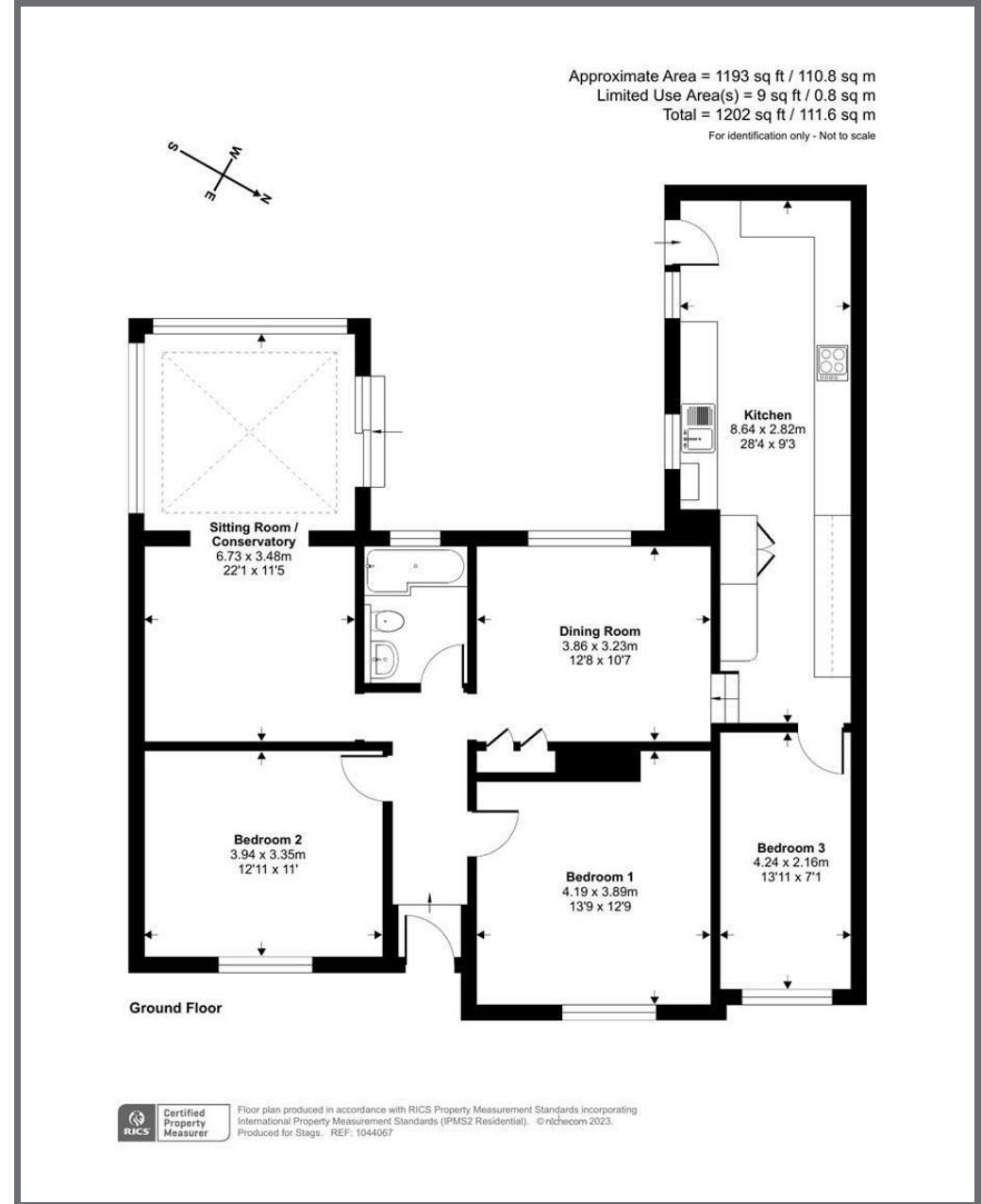
From Barnstaple leave the town in the direction of the A3125 road to Bideford. Cross the stones roundabout and continue up the hill, turn left at the mini roundabout onto Old Torrington Road. Proceed on this road for approximately 400m, and then take the second right hand turning into Old Bideford Road.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

LETTINGS

There has never been a better time to consider a buy-to-let investment and this property may be of interest to buy-to-let investors. 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.



| Energy Efficiency Rating | | Current | Potential |
|---|--|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| | | 65 | 79 |

England & Wales EU Directive 2002/91/EC

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