



11, Crescent Avenue



STAGS

11, Crescent Avenue

Sticklepath, Barnstaple, Devon EX31 2ED

Within a short walk of local shops, bus services, schools, the Tarka Trail and a healthy walk from the town centre

An individual detached bungalow set in a quiet tucked away residential road within level walking distance of local amenities

- Living Room/Sitting Room & Sun Room
- 2 Bedrooms
- 2 Bathrooms
- Secluded garden
- Garage and workshop
- Ample parking
- Freehold
- Council tax band D

Guide Price £350,000

SITUATION

Sticklepath is a sought-after edge of town residential location within easy access to country walks and the Tarka Trail, which is popular among cyclist and walkers, and leads from Barnstaple to Instow and Braunton and beyond. The property is within reach of local amenities which include shopping facilities, pubs/restaurants, takeaways, primary schooling, Petroc College and regular bus services into the town – which is about a mile away. On the route are amenities including an Asda supermarket and a range of businesses, food outlets, gym, indoor Tarka Tennis Centre and leisure centre, as well as railway service to Exeter. In the opposite direction but also nearby is Roundswell – a modern residential/business district located just outside of the town, accommodating several supermarkets such as Sainsburys, Lidl and Aldi.



DESCRIPTION

An individual detached two bedroom, two bathroom bungalow with spacious accommodation, driveway parking, car port, garage and private wraparound gardens. The property is set in a quiet tucked away residential road, within level walking distance of local amenities.

The accommodation may need some updating but comprises; Porch with space for coats, boots etc, door into entrance hall with wooden flooring. The sitting room is to the front and is of good size with a gas fireplace. The dining room has space for table and chairs with sliding doors into the sun room, which could be used as a study, having vaulted ceiling and views of the garden. The kitchen includes a range of built in units and integrated appliances, inset sink and gas hob. Door to garden and the utility room which includes worktop space, sink and plumbing for white goods. Both the bedrooms are doubles and benefit from an ensuite bathroom and an ensuite shower room respectively.

OUTSIDE

To the front is driveway parking for a number of vehicles, car port and single garage with up and over door. The front garden includes an assortment of plants and shrubs which leads to the side and rear gardens.

The rear garden is secluded and very private. There is a patio terrace with veranda over, level lawn and established plants, shrubs and trees dotted around the whole garden leading to the side and back to the front. There is a garden shed, greenhouse and useful workshop which is attached to the rear of the garage.

SERVICES

All mains connected
Gas central heating
Brick build
Tiled roof



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		
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		
	Current	Potential
	72	76
England & Wales		
EU Directive 2002/91/EC		

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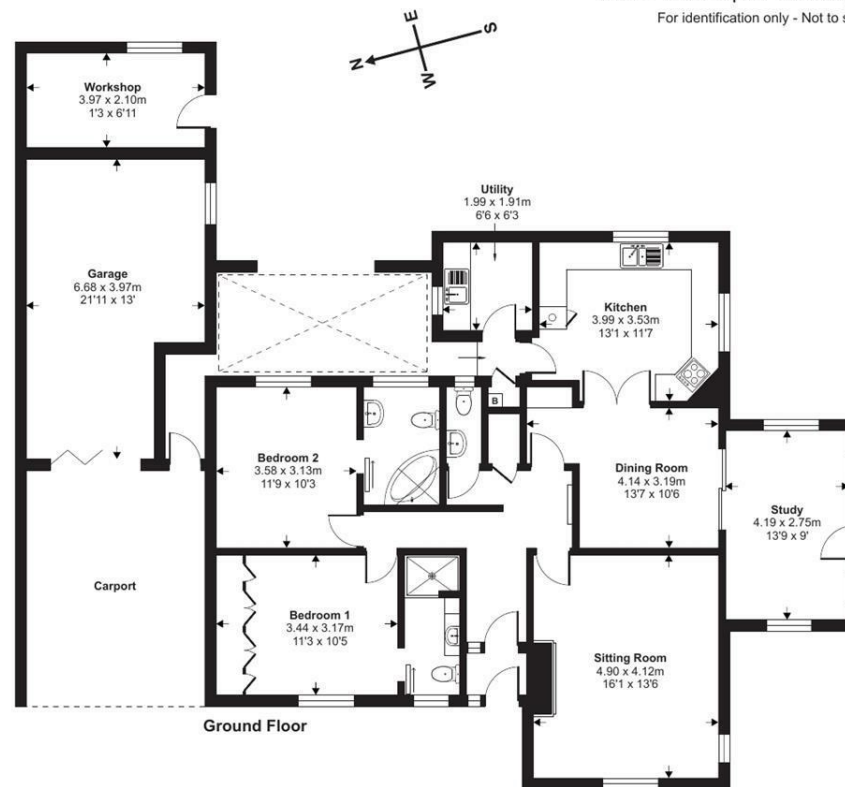
Approximate Area = 1224 sq ft / 113.7 sq m (excludes carport)

Garage = 254 sq ft / 23.5 sq m

Outbuilding = 90 sq ft / 8.3 sq m

Total = 1568 sq ft / 145.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Stags. REF: 1336175



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