



17 Sticklepath Terrace, Barnstaple, EX31 2AY

Asking Price £230,000

"Exceptional Investment: Victorian Charm, Dual Income! Discover 17 Sticklepath Terrace's two self-contained flats, both tenanted – Flat 1 at £575pcm and Flat 2 at £625pcm. A character-filled property, offering modern living conveniences. Act now for this lucrative investment or delightful home opportunity in the heart of Barnstaple!"

Description

Welcome to 17 Sticklepath Terrace, an enticing mid-terraced Victorian house thoughtfully converted into two self-contained flats, Flat 1 and Flat 2. This property not only offers a charming home for multi-generational living but also presents a lucrative investment opportunity.

Upon entering through the communal hall, you'll discover the ground floor flat, Flat 1, currently tenanted and yielding £575 per month. This unit comprises a spacious sitting room with a gas fire, a well-equipped kitchen with outdoor access, a shower room, and a front bedroom featuring a bay window. Additional amenities include a cellar for storage, a rear yard, and personal access to a small lane.

Flat 2, also tenanted under an Assured Shorthold Tenancy, generates a monthly income of £625. Accessed on the ground floor, it immediately leads you upstairs to the first floor, revealing a bathroom, a fully fitted kitchen, and an inviting sitting room with an attractive fireplace. The second floor hosts two bedrooms, complete with built-in cupboards.

This character-filled property seamlessly blends Victorian charm with modern living, making it an unmissable investment. Act now to seize this opportunity!

Lounge / Diner (Flat 1) 12'11" x 13'5" (3.96 x 4.09)

Gas fire with side shelving.

Kitchen (Flat 1) 12'11" x 6'9" (3.94 x 2.08)

Single drainer sink unit, range of floor cupboards, gas cooker point. Door giving access to outside.

Shower Room (Flats 1)

Low level WC, pedestal wash hand basin, gas wall mounted boiler serving hot water, shower cubicle with Mira shower.

Bedroom (Flat 1) 10'11" x 14'9" (3.33 x 4.52)

Bay window to front, wall mounted heater.

Bathroom (Flat 2)

Panelled bath, wall mounted gas fired boiler serving hot water, pedestal wash hand basin, low level WC

Kitchen (Flat 2) 13'1" x 7'6" (3.99 x 2.31)

Single drainer sink unit. The kitchen is currently fully fitted, however, the appliances belonging to the current tenant are available by separate negotiation.

Sitting Room (Flat 2) 14'11" x 12'0" (4.57 x 3.66)

Attractive fireplace and gas fire (the gas fire belongs to the tenants and is also available by separate negotiation).

Bedroom 1 (Flat 2) 13'3" x 10'9" (4.04 x 3.30)

Built in cupboard

Bedroom 2 (Flat 2) 11'1" x 7'6" (3.40 x 2.29)

Tenure and Services

Both flats have independent gas, electric, and water meters.

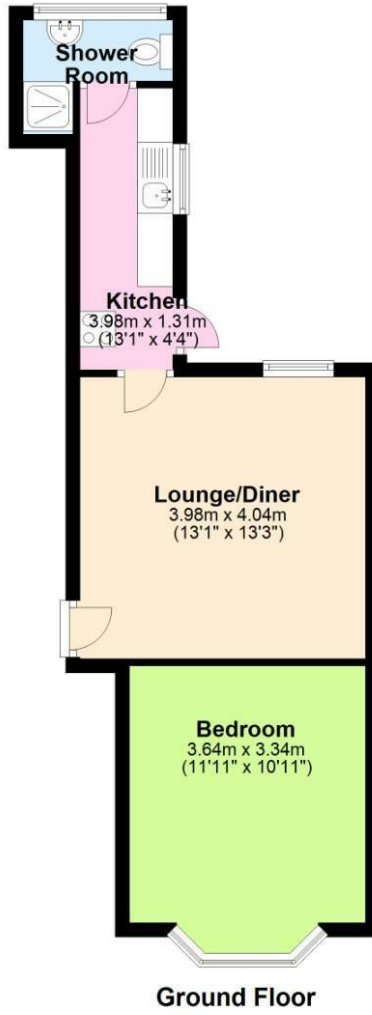
The property is being sold Freehold

The property has a full fire alarm fitted with a fire alarm panel in the communal hallway.

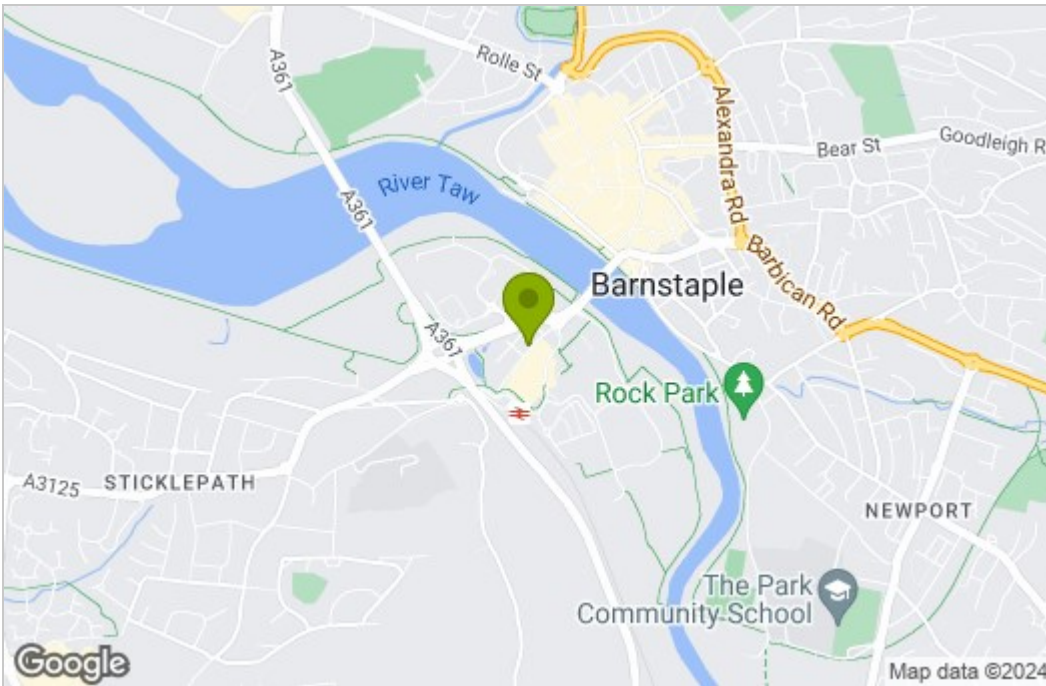
Consumer Protection and Unfair Trading Regulations

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

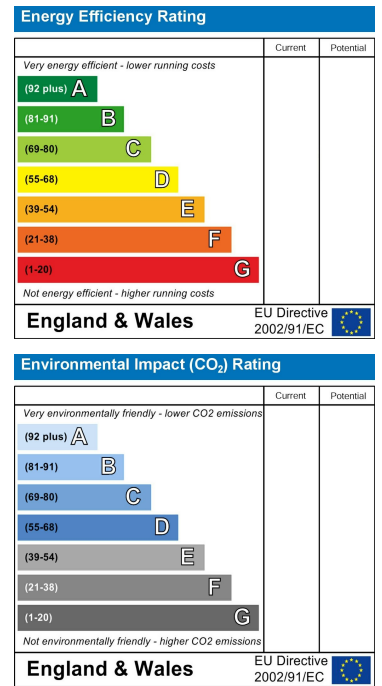
Floor Plan



Area Map



Energy Efficiency Graph



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