



Ground Floor Flat, 17 Sticklepath Terrace, Barnstaple, EX31 2AY

£110,000

A character-filled 1 bed ground floor flat with courtyard garden in the heart of Barnstaple is now available with vacant possession.

Description

Welcome to this superb ground floor flat at 17 Sticklepath Terrace, an enticing mid-terraced Victorian house thoughtfully converted into two self-contained flats, Flat 1 is now available with a new lease and 1/2 share of the freehold.

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.

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.

Tenure and Services

Mains gas, electric, and water meters.

The property is being sold leasehold with a 1/2 share of the freehold.

Responsible for 1/2 the buildings insurance which was £586 at the last renewal.

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

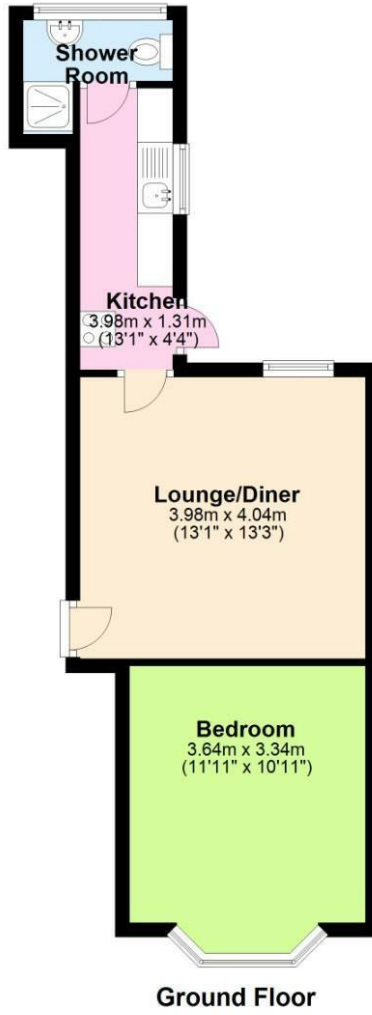
Consumer Protection and Unfair Trading Regulations

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.

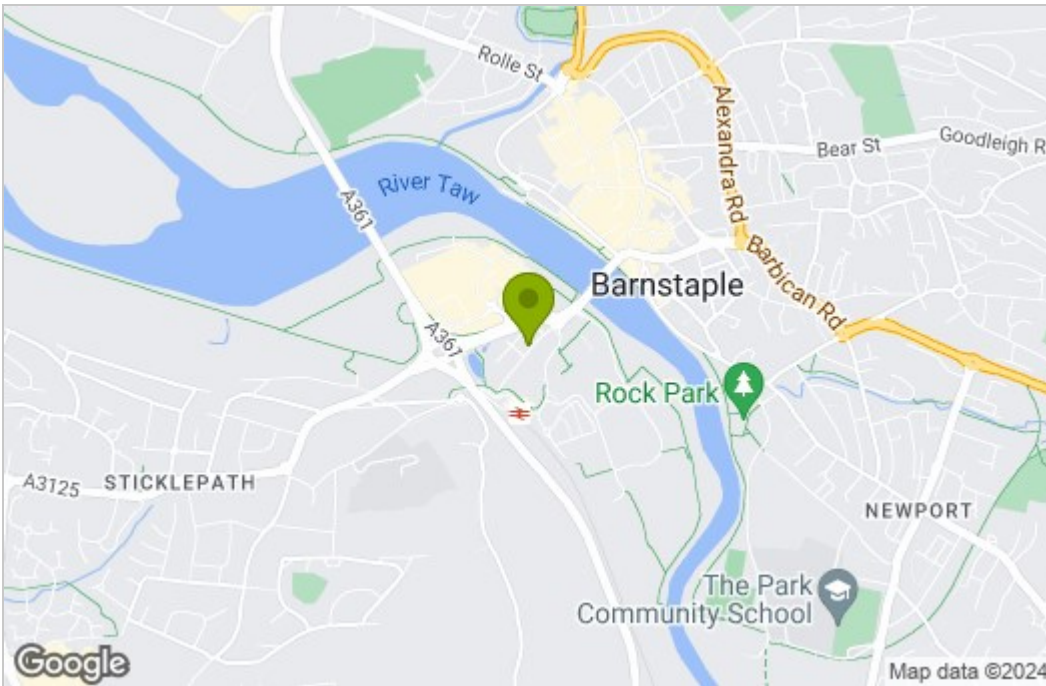
Agent Note

Photos are historical

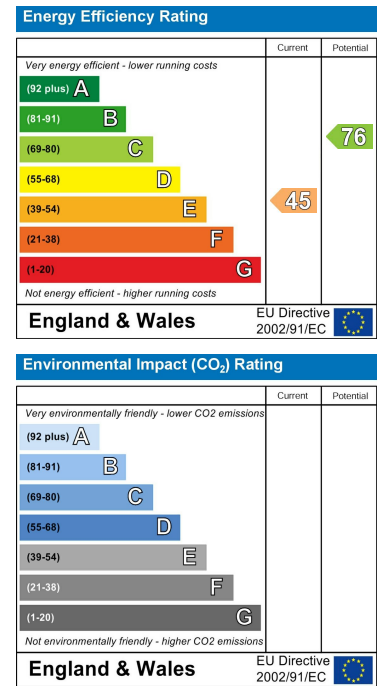
Floor Plan



Area Map



Energy Efficiency Graph



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