



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

£130,000

A character-filled 2 bed maisonette flat with courtyard garden in the heart of Barnstaple is now available.

Description

Welcome to Flat 2, 17 Sticklepath Terrace, an enticing 2 bed maisonette flat within a mid-terraced Victorian house thoughtfully converted into two self-contained flats, Flat 1 and Flat 2.

Flat 2, currently 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!

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

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.

Currently tenanted at £625pcm.

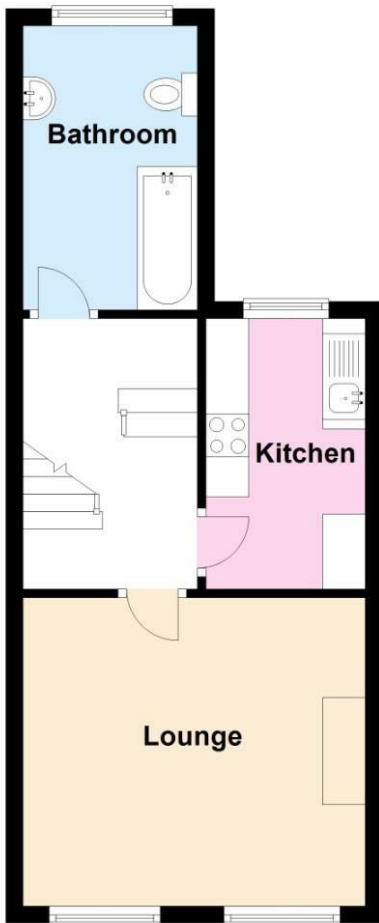
Consumer Protection and Unfair Trading Regulations

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

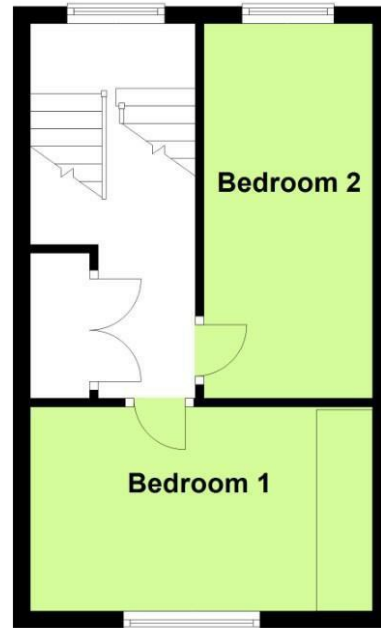
however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Floor Plan

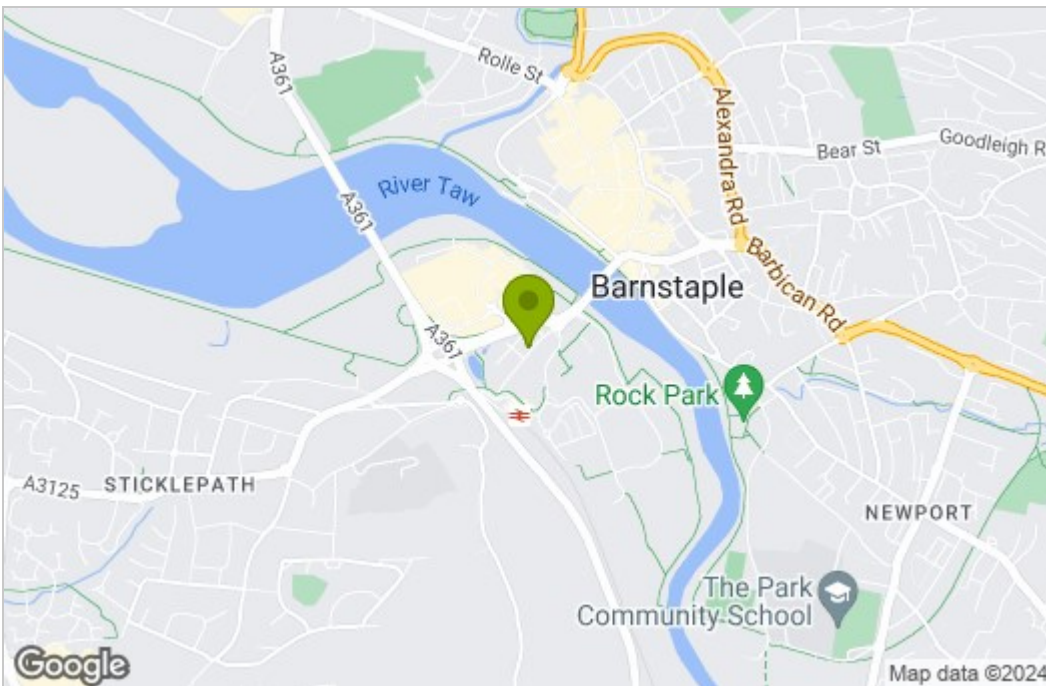
First Floor



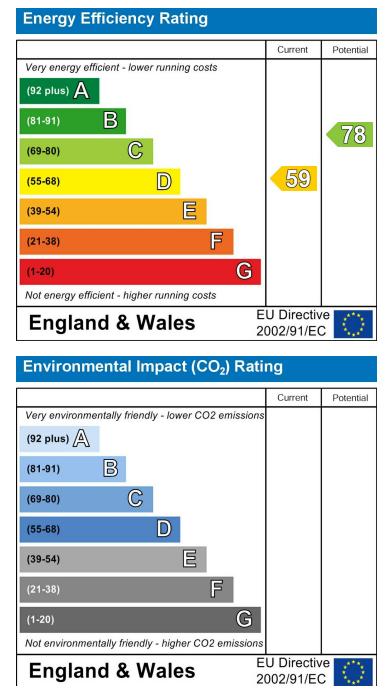
Second Floor



Area Map



Energy Efficiency Graph



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