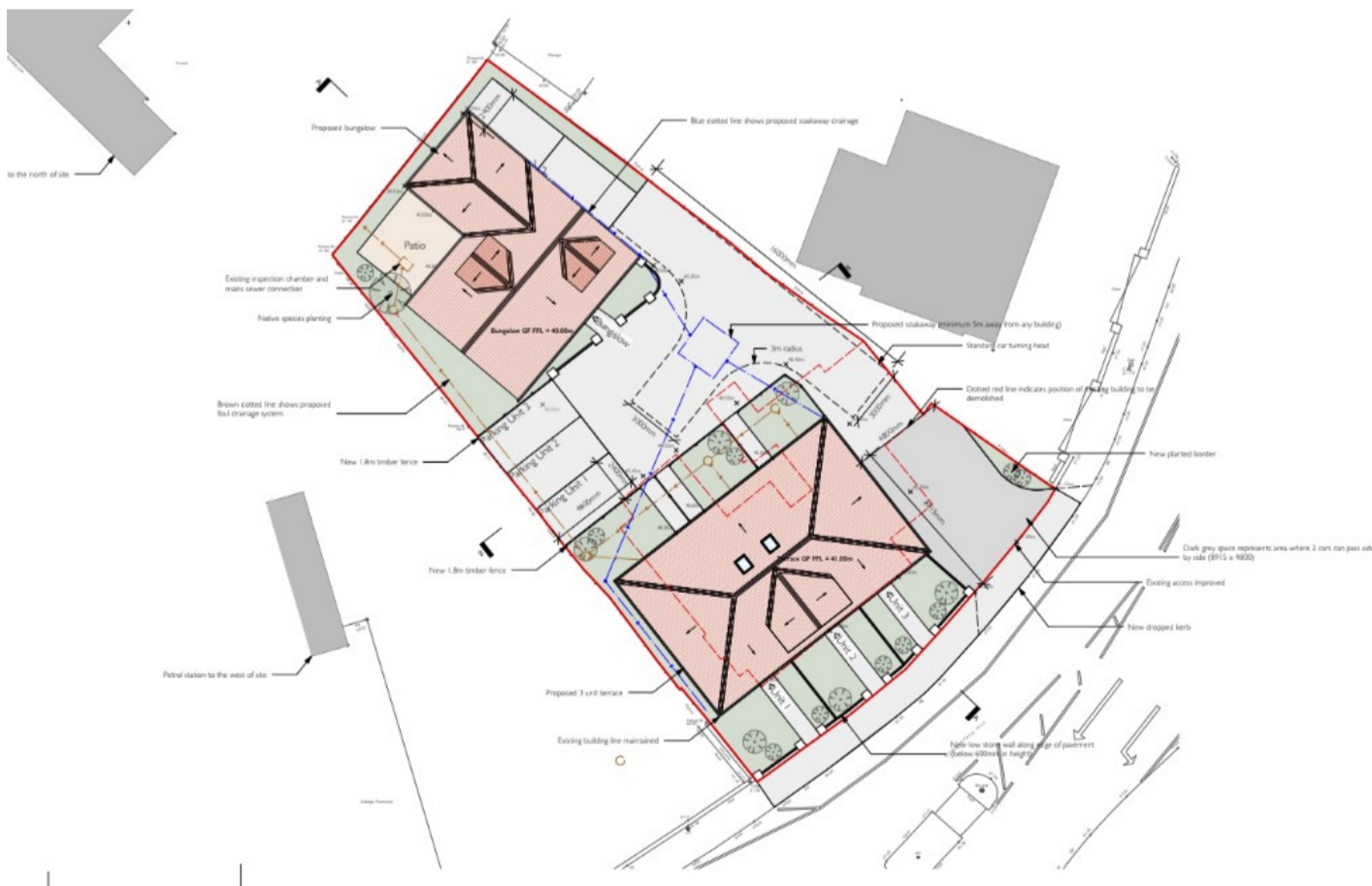


A TWO BEDROOM END-TERRACE HOUSE - £250,000 FREEHOLD



PLOT 3 - Windyridge Court, Sticklepath Hill
Sticklepath, Barnstaple, North Devon, EX31 2BU



Directions
From our office on Bideford Quay proceed out of town towards Heywood Road roundabout, turning right at the roundabout on the A39 until reaching Roundswell roundabout. Take the second turning left and continue straight on the next two roundabouts until reaching the next roundabout and turning right towards Barnstaple Centre. Continue along this round for approximately 1 mile, reaching the mini roundabout where the properties will be seen on the left hand side with a For Sale board clearly displayed.

Location Positioned within a five minute walk of the the renowned Anchor Woods and Tarka Trail, which is popular among cyclists, runners as well as walkers and those with four legged friends. A useful 'McColls' corner shop is a 1-2 minute walk away too, alongside the award winning Pelican fish & chip takeaway & restaurant. A bus stop is within 300 yards of the property, with a regular service (every 15 minutes) to the train station and Barnstaple town centre and in the opposite direction, to Bideford via Fremington and Instow. In addition within this desirable residential district of Sticklepath, there is a well regarded primary school, Chinese takeaway, petrol station, North Devon's college for further

ALL VIEWINGS

Strictly by appointment through the Sole Agents, Cowlings on 01237 423100

Out of office hours to **Hannah Gorvett** on **07746 525515** or **Claire Reed** on **07811 003358**



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2. All descriptions, dimensions and areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them. No appliances have been tested by the agents and we would suggest that purchasers have independent tests on appliances or central heating etc to satisfy themselves.
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PROPERTY MISDESCRIPTIONS ACT 1993
1. All measurements are approximate.
2. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact Cowlings and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

education, *Petroc*, and two public houses - *The Wrey Arms* and *The Cedars Inn*. Barnstaple town centre is accessible by foot in around 15-20 minutes, along with numerous high street shops, supermarkets, department stores, eateries and leisure facilities. The popular sandy surfing beaches of Saunton, Croyde and Woolacombe are within around 20-30 minutes drive, as is the border of Exmoor National Park. Along the A361, Tiverton Parkway train station with fast services to London Paddington can be reached in approximately 45 minutes, as can the M5 network and beyond, also from Junction 27 at Tiverton.

Introducing... WINDY RIDGE COURT, STICKLEPATH HILL - PLOT 3

A Two Bedroom End Terrace House situated within an exclusive development of 4 brand new properties located in a convenient position within walking distance to Barnstaple Town Centre. The properties being built by a reputable local builder and finished to an exceptional standard with spacious and well thought out accommodation as well as benefiting from gardens and allocated parking.



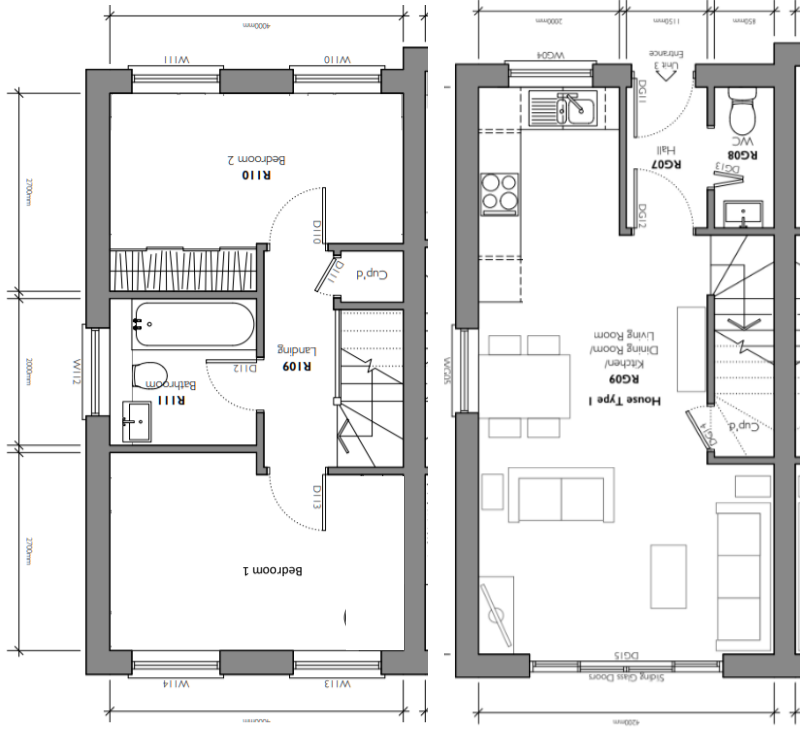
A TWO BEDROOM END TERRACE HOUSE

WITH LOW MAINTENANCE GARDEN AND ALLOCATED PARKING SPACE

From the light and welcoming Entrance Hallway the properties are inviting, with the accommodation comprising of an impressive Living Room with kitchen area as well as Lounge area with double doors leading to the rear garden, the Living Room is a sociable space with comprehensive fully fitted kitchen with a range of modern matching eye and base units, and integrated appliances. There is plenty of room for a table and chairs with double doors opening onto the patioed rear garden. There is also a useful cloakroom on the ground floor. To the first floor are two double bedrooms as well as a bathroom.

The properties are sure to impress with the high quality finish throughout. There is no doubt that these fantastic impressive properties have been carefully designed to appeal to purchasers looking for the best in quality and style as well as being situated in a great location.

Outside the properties have small areas of garden to the front being landscaped with paths leading to the front entrance door. To the rear there are fully enclosed gardens with patios for an easy maintenance space. A pedestrian gate leads to the rear where there is an allocated parking space. The properties are gas centrally heated and double glazed throughout.



The Accommodation Comprises:

GROUND FLOOR

Entrance Hall

Lounge Area

15'0 x 12'10 (4.57m x 3.91m)

Kitchen Area

11'0 x 5'10 (3.35m x 1.78m)

Cloakroom

FIRST FLOOR

Bedroom One

13'0 x 9'8 (3.96m x 2.95m)

Bedroom Two

12'10 x 10'8 (3.91m x 3.25m)

Bathroom

OUTSIDE

Private enclosed Patio garden to the rear.

ALLOCATED PARKING SPACE.



Local Authority: North Devon District Council
Council Tax Band: TBC (2023/2024)
Services: All mains services are connected