

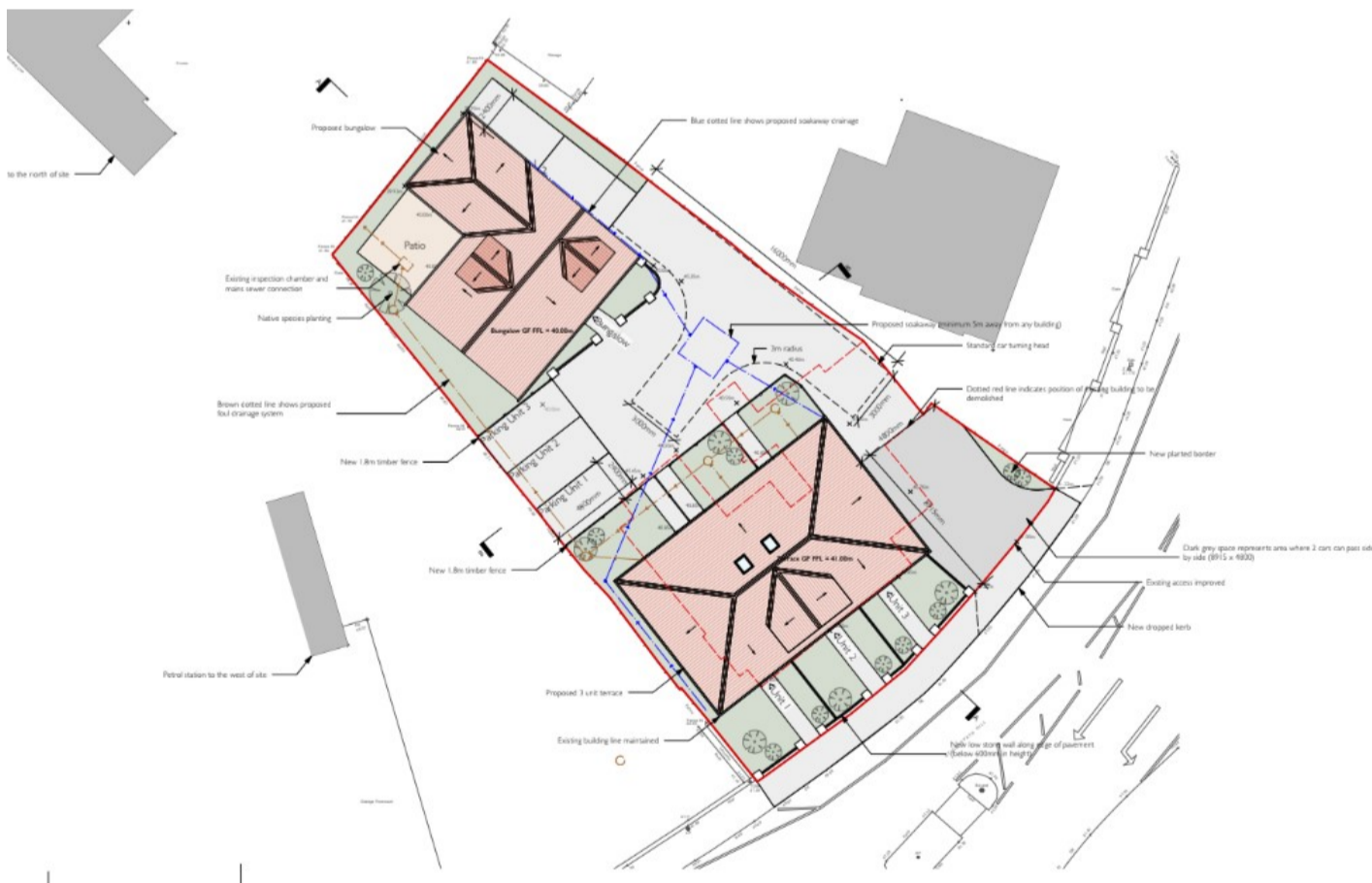
PLOT 3 - Windyridge Court, Sticklepath Hill

Sticklepath, Barnstaple, North Devon, EX31 2BU



A TWO BEDROOM END -TERRACE HOUSE - £229,950 FREEHOLD

FOR SALE — 2 & 3 Bedroom Houses and a 3 Bedroom Detached Bungalow



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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IMPORTANT NOTICE

Cowlings for themselves, and for the Vendors of this property whose Agents they are, give notice that:
1. The Particulars are set out in general outline only for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers should seek their own professional advice.
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.
3. No person in the employment of Cowlings has any authority to make or give any representation or warranty whatever in relation to this property or these particulars nor to enter into any contract relating to the property on behalf of Cowlings, nor into any contract on behalf of the Vendors.
4. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn or before travelling, please call the estate agent to see if the property is still available.
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.

