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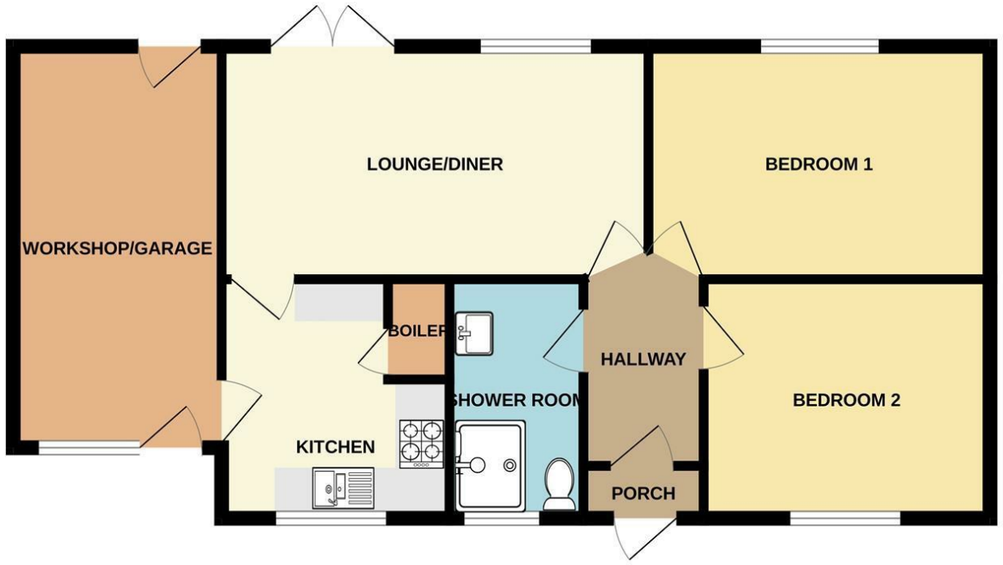
GROUND FLOOR
711 sq.ft. (66.1 sq.m.) approx.



TOTAL FLOOR AREA : 711 sq.ft. (66.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

From the square leave the town proceeding over the long bridge, at the roundabout take your 3rd exit and proceed to the 'Barnhenge' roundabout, at the lights proceed directly across to the brow of the hill, at the button roundabout continue directly ahead to the Cedars roundabout taking your 2 exit, after a short distance turn right into Ellerslie Road, follow the road around bearing to the right and then take the left hand turn into Oakland Park South. Take the first turning right and continue down and you will find number

Looking to sell? Let us value your property for free!
Call 01271 327878
or email barnstaple@phillipsland.com

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2 Bed Bungalow - Semi

76 Oakland Park South, Sticklepath, Barnstaple, EX31 2HU

Guide Price
£250,000

- NO CHAIN
- WORKSHOP/GARAGE
- GAS FIRED CENTRAL HEATING
- TWO DOUBLE BEDROOMS
- DRIVEWAY PARKING FOR MULTIPLE VEHICLES
- AMENITIES CLOSE BY
- MODERN SHOWER ROOM
- LOVELY REAR GARDEN
- DOUBLE GLAZING THROUGHOUT

Property Description

Offered to the market with no onward chain, this well-presented two-bedroom semi-detached bungalow occupies a generous plot within a popular residential location close to a wide range of everyday amenities. Benefitting from driveway parking for multiple vehicles, a useful workshop/garage and an attractive enclosed rear garden, the property offers an excellent opportunity for those looking to downsize, retire or simply enjoy single-storey living.

The entrance porch opens into a welcoming hallway, providing access to all principal rooms. To the rear of the property, the spacious lounge/diner is filled with natural light and enjoys a pleasant outlook over the garden through a large window and glazed door, creating a bright and comfortable reception space with ample room for both seating and dining furniture.

The adjoining kitchen is fitted with a range of modern white wall and base units complemented by contrasting work surfaces and wood-effect flooring. Integrated appliances include an electric oven with gas hob and extractor hood above, whilst there is additional space for further white goods. A door provides convenient access through to the workshop/garage.

Both bedrooms are generous doubles positioned at the front of the property, each enjoying excellent natural light and offering ample space for freestanding furniture, making them equally well suited as principal or guest accommodation.

The contemporary shower room has been stylishly updated and comprises a large walk-in shower enclosure, pedestal wash hand basin and low-level WC, finished with attractive tiled walls and flooring.

The attached workshop/garage is a particularly useful addition, benefitting from power, lighting providing excellent storage or workshop space.

DISCLAIMER: PHOTOS HAVE BEEN DIGITALLY ALTERED

Services

All Mains Services Connected

Council Tax band

B

EPC Rating

D

Tenure

Freehold

Viewings

Strictly by appointment with the Phillips, Smith & Dunn Barnstaple branch on
01271 327878

Outside & Surrounding Area

To the front of the property is an extensive brick-paved driveway providing off-road parking for several vehicles, together with access to the workshop/garage. The low-maintenance frontage creates an attractive first impression whilst allowing excellent practicality.

The enclosed rear garden is a real feature of the property, enjoying a good degree of privacy and predominantly laid to level lawn, making it ideal for gardening, relaxing or entertaining. A paved seating area provides the perfect spot for outdoor dining, whilst mature shrubs and fenced boundaries create an attractive and secure outdoor space. There is also a useful garden store positioned at the rear of the plot.

Situated in the popular Sticklepath area of Barnstaple, the property enjoys convenient access to a variety of local shops, supermarkets, schools and healthcare facilities. Barnstaple town centre is only a short distance away, offering an excellent range of shopping, leisure and dining facilities, together with access to the North Devon Link Road (A361) connecting to the M5 motorway. Nearby Instow, Saunton, Croyde and Woolacombe provide some of North Devon's finest beaches, while the renowned Tarka Trail offers superb walking and cycling opportunities along the estuary.

Room list:

Porch

Hallway

Kitchen
2.91m x 2.78m (9'6" x 9'1")

Lounge Diner
5.20m x 2.83m (17'0" x 9'3")

Bedroom 1
4.16m x 2.83m (13'7" x 9'3")

Bedroom 2
3.49m x 2.91m (11'5" x 9'6")

Shower Room
2.88m x 1.63m (9'5" x 5'4")

Workshop/Garage
4.88m x 2.54m (16'0" x 8'3")