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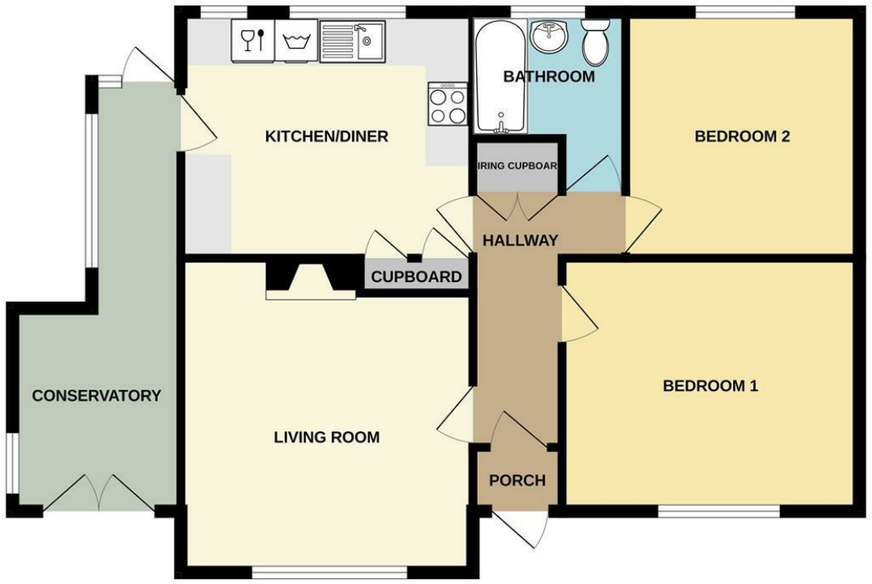
GROUND FLOOR



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 Barnstaple, continue out of town, over the long bridge and up Sticklepath Hill. Continue over the roundabout at Sticklepath and before The Cedars roundabout, Linden Close will be situated on the left hand side. Number 19 is located on the right hand side with number plate and For Sale sign clearly displayed.

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

2 Bed Bungalow - Detached

19 Linden Close, Sticklepath, Barnstaple, EX31 2HD

Guide Price
£280,000

- NO CHAIN
- FRONT AND REAR GARDEN
- TWO DOUBLE BEDROOMS
- RECENTLY REDECORATED
- DRIVEWAY PARKING
- POPULAR RESIDENTIAL LOCATION

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Property Description

Situated within a quiet and well-regarded residential cul-de-sac in Sticklepath, this well presented two double bedroom detached bungalow offers comfortable single-level living and is offered to the market with no onward chain.
The accommodation is accessed via a useful entrance porch which leads through to a central hallway providing access to all principal rooms. The living room is well proportioned and enjoys plenty of natural light from the front aspect, creating a welcoming and comfortable space to relax.

The kitchen/diner offers a range of fitted units with ample worktop space and room for a dining table, and benefits from an electric hob and oven, dishwasher and washing machine, making it a practical space for everyday living. From here, doors lead into the conservatory, which provides an additional reception area and enjoys pleasant views over the rear garden, making it an ideal spot to enjoy the garden throughout the year.

There are two good sized double bedrooms, both offering comfortable accommodation, along with a three-piece family bathroom comprising a bath with overhead shower, wash hand basin and WC.

The property has recently been redecorated, providing a neutral interior ready for a new owner to personalise and enjoy.

Services
All Mains Services Connected

Council Tax band
C

EPC Rating
TBC

Tenure
Freehold

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

Surrounding Area

To the front of the property there is a driveway providing off-road parking, alongside a neatly maintained front garden laid mainly to lawn with planted borders, creating an attractive approach to the home.
The rear garden is designed for ease of maintenance and enjoys a good degree of privacy, with areas suitable for seating and outdoor relaxation. There is also useful space for garden storage and outdoor entertaining.
Linden Close is a popular residential location in Sticklepath, offering convenient access to a range of nearby amenities including local shops, schools and regular transport links. Barnstaple town centre is only a short distance away, providing a wider range of shopping, leisure facilities and access to the North Devon Link Road.

Room list:

Porch

Hallway

Living Room
3.93m x 4.24m (12'10" x 13'10")

Kitchen Diner
3.94m x 3.31m (12'11" x 10'10")

Conservatory
2.26m x 5.79m (7'4" x 18'11")

Bedroom 1
4.01m x 3.36m (13'1" x 11'0")

Bedroom 2
3.14m x 3.32m (10'3" x 10'10")

Bathroom
2.06m x 2.41m (6'9" x 7'10")