Bond Oxborough Phillips

Changing Lifestyles

77 Oakland Park South
Sticklepath
Barnstaple
Devon
EX31 2HU

Offers In Excess Of: £235,000

Freehold

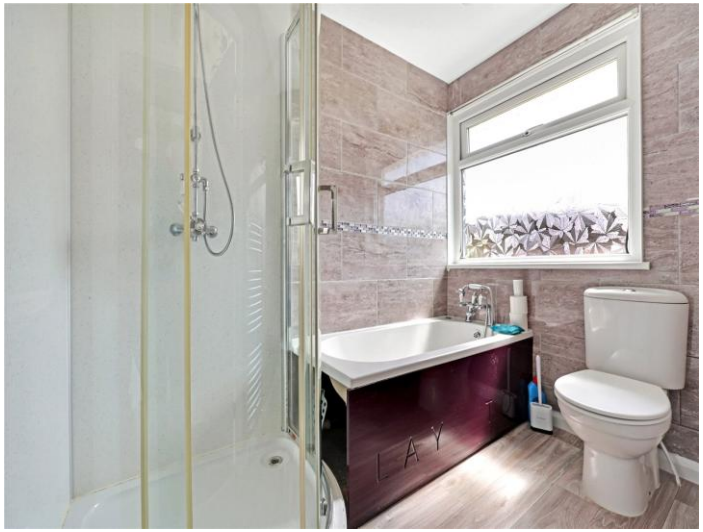
Changing Lifestyles

01271 371 234
barnstaple@bopproperty.com

77 Oakland Park South, Sticklepath, Barnstaple, Devon, EX31 2HU

A RECENTLY REDECORATED SEMI-DETACHED BUNGALOW

- 2 double Bedrooms
- Generous corner plot position
- Modern fitted Kitchen
- Spacious Lounge / Diner - an excellent space for both relaxing & entertaining.
- 4-piece Family Bathroom
- Attractive, low-maintenance rear garden with patio, lawn & seating areas
- Off-road parking for 2 small cars
- No onward chain



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Located in the highly sought-after area of Sticklepath, on the edge of Barnstaple town centre and offered for sale with no onward chain, this spacious and well-presented 2 double Bedroom semi-detached bungalow occupies a generous corner plot and has recently been redecorated throughout, creating a fresh and inviting home ready for immediate occupation.

The accommodation comprises a welcoming Entrance Hall and Side Porch leading into a modern fitted Kitchen, complete with a range of wall and base units, sink unit, space for appliances and a useful cupboard housing the boiler. The property also benefits from a spacious Lounge / Diner, providing an excellent space for both relaxing and entertaining.

There are 2 well-proportioned double Bedrooms, with the principal bedroom featuring fitted wardrobes for added storage. A stylish 4-piece Family Bathroom serves the property, offering both practicality and comfort.

Externally, the front of the property features an attractive, low-maintenance garden together with off-road parking for 2 small vehicles. Side pedestrian access leads to the enclosed rear garden which has been thoughtfully arranged to provide a variety of outdoor seating and dining areas, including a patio, lawned sections and mature shrubs, making it an ideal space to enjoy throughout the seasons.

Combining generous living accommodation, attractive outdoor space and a convenient location close to Barnstaple town centre and local amenities, this delightful bungalow offers an excellent opportunity for a wide range of purchasers.

Agents Note
Bond Oxborough Phillips have incorporated the use of virtual furniture in the living / dining room and master bedroom to allow any prospective buyers to envisage how they could potentially dress this room.

Council Tax Band
B - North Devon Council

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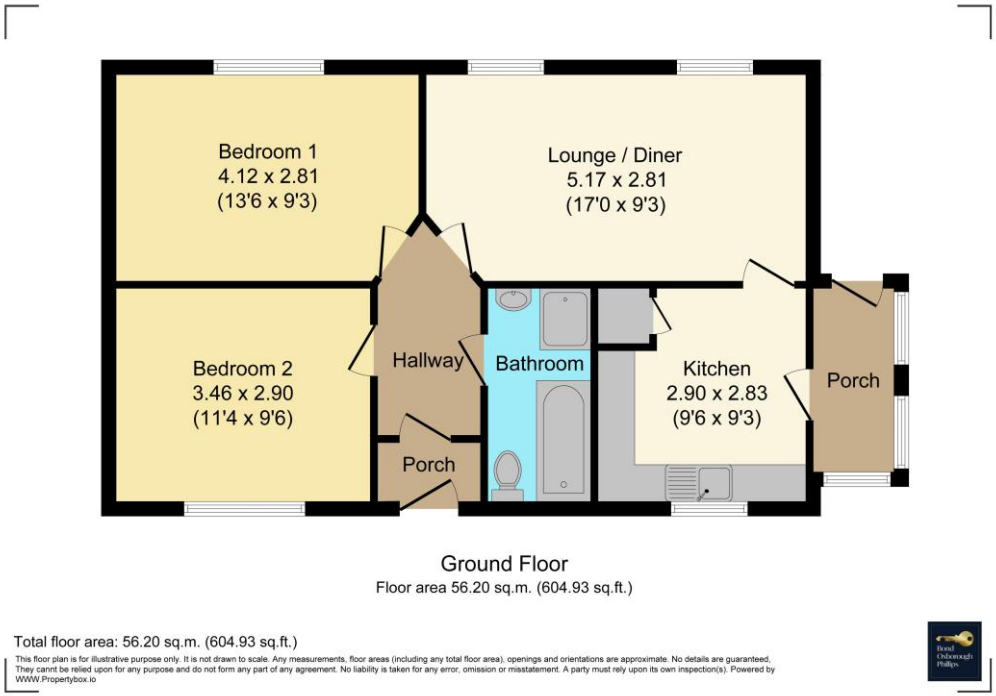
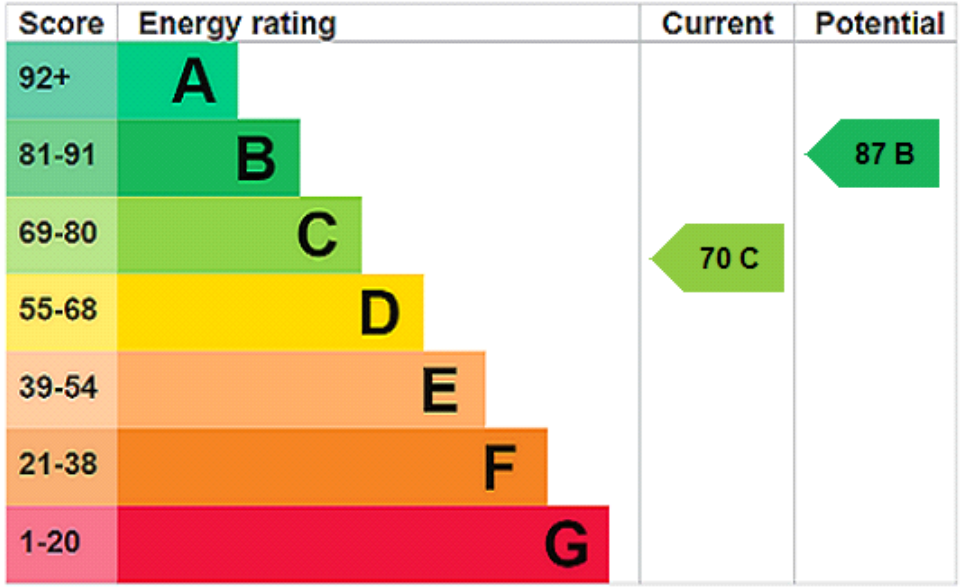


Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01271 371 234 to speak with one of our expert team who will be able to provide you with a free valuation of your home.



Directions

Directions to this property can be easily found by using What3words: https://w3w.co/writing.escape.garlic

From Barnstaple Town Centre, proceed up Sticklepath Hill following signs for Bickington / Fremington. Upon reaching The Cedars roundabout, take the second exit onto Bickington Road. Take the next right hand turning onto Ellerslie Road. Continue on this road bearing right and take the next left hand turning into Oakland Park South. Take the first right hand turning into the cul-de-sac and carry along the road to where you will find number 77 on your right hand side.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have 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. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

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