



Bond
Oxborough
Phillips

Changing Lifestyles

Top Flat
8 Sticklepath Hill
Sticklepath
Barnstaple
Devon
EX31 2BS

Asking Price: £145,000 Leasehold



Changing Lifestyles

01271 371 234
barnstaple@bopproperty.com

Top Flat, 8 Sticklepath Hill, Sticklepath, Barnstaple, Devon, EX31 2BS

A STYLISH FIRST-FLOOR FLAT, RENOVATED THROUGHOUT



- 1 Bedroom

- Kitchen positioned to the rear of the property enjoying pleasant views over the garden & the wooded area beyond
 - Contemporary Shower Room
- Particularly bright & inviting Living Room with large bay window to front elevation
 - Fully renovated throughout
- Rear garden with woodland outlook
 - Permit parking available nearby
 - No onward selling chain



Changing Lifestyles

01271 371 234
barnstaple@bopproperty.com

Top Flat, 8 Sticklepath Hill, Sticklepath, Barnstaple, Devon, EX31 2BS

Changing Lifestyles

Conveniently situated on Sticklepath Hill, this attractive first floor apartment has been thoughtfully renovated throughout by the current owner and now offers a fantastic opportunity to acquire a well-presented home ready for immediate occupation.

Accessed via a shared Entrance Hallway with separate doors serving both the ground and first floor apartments, the property benefits from its own private staircase leading to the accommodation. The initial landing provides access to the modern Kitchen and contemporary Shower Room, with a further staircase rising to the main living accommodation.

The Kitchen is positioned to the rear of the property and enjoys pleasant views over the garden and the wooded area beyond. Fitted with a range of wall and base units complemented by wooden worktops, a new electric oven, hob and extractor canopy, space and plumbing for a washing machine, space for an under-counter fridge and a useful storage cupboard housing the combination boiler.

The contemporary Shower room is fitted with a corner shower cubicle, wash hand basin and WC, together with practical wood effect flooring.

The upper floor comprises a generously proportioned Living Room and a well-sized double Bedroom. The Living Room is a particularly bright and inviting space, benefiting from a large bay window to the front elevation, an attractive ornamental fireplace, radiator, pendant lighting and newly fitted carpet. The double Bedroom overlooks the rear of the property, enjoying pleasant views, and features a built-in wardrobe, radiator and pendant lighting.

Externally, the property benefits from a small garden area to the rear, while permit parking is available to the front of the building.

Offered for sale with no onward chain, this charming apartment would make an ideal first time purchase, investment opportunity or lock-up-and-leave home.

Council Tax Band

A - North Devon Council

Agent Notes

Tenure: Leasehold

Length Of Lease: Approximately 972 years remaining

Ground Rent Review Period: None

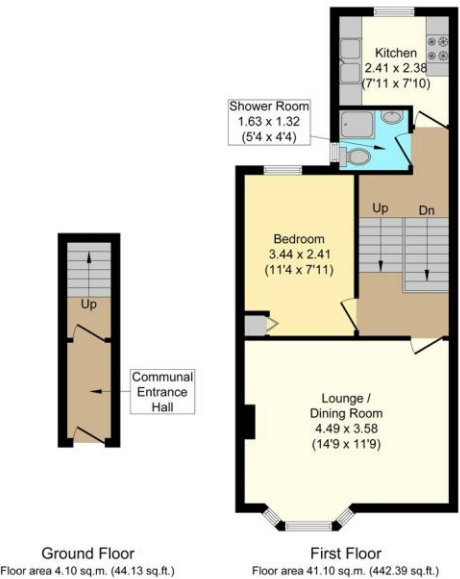
Service Charge Review Period: None

Service Charge - each flat pays 33% (approximately £200.00 per annum) including Buildings Insurance

Changing Lifestyles

01271 371 234
barnstaple@bopproperty.com

Top Flat, 8 Sticklepath Hill, Sticklepath, Barnstaple, Devon, EX31 2BS



Total floor area: 45.20 sq.m. (486.52 sq.ft.)
This floor plan is for illustrative purpose only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed. They cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by WWW.Propertybox.io

Directions

Directions to this property can be easily found by using What3words: <https://w3w.co/heave.riches.every>

From Barnstaple Town Centre, continue over the Long Bridge. At the roundabout, take the third exit and proceed up Sticklepath Hill. Proceed through the next roundabout and take the first left hand turning. Proceed down the hill to where number 8 Sticklepath Hill will be found on your left hand side with a numberplate clearly displayed.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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.

Changing Lifestyles

01271 371 234
barnstaple@bopproperty.com