



Bond
Oxborough
Phillips

Changing Lifestyles

51 Philip Avenue
Barnstaple
Devon
EX31 3AG

Asking Price: £260,000 Freehold



Changing Lifestyles

01271 371 234
barnstaple@bopproperty.com

51 Philip Avenue, Barnstaple, Devon, EX31 3AG

A DETACHED BUNGALOW REQUIRING MODERNISATION

- 2 Bedrooms

Practical galley-style Kitchen

Dining Room with sliding patio doors opening onto the rear garden

Light & spacious Living Room

- Driveway parking & Integral Garage

- Sunny tiered rear garden

- No onward chain



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We are delighted to bring to the market 51 Philip Avenue, a 2 Bedroom detached bungalow occupying a pleasant position within the ever-popular area of Sticklepath. Requiring modernisation throughout, the property offers an excellent opportunity for buyers looking to create a home to their own tastes in one of Barnstaple's most sought-after residential locations.

Approached via a private driveway providing off-road parking and access to the Integral Garage, the bungalow opens into a spacious Entrance Hall that gives access to the principal accommodation. There are 2 well-proportioned double Bedrooms, both enjoying a pleasant outlook over the rear garden and providing ample space for free standing furniture.

The Kitchen is arranged in a practical galley style, offering plenty of wall and base units, dual-aspect windows and access to both the side of the property and the adjoining Dining Room. Sliding patio doors from the dining room open directly onto the rear garden, creating an ideal connection between the indoor and outdoor space. The light and spacious Living Room is well-proportioned and enjoys a pleasant front outlook. A 3-piece Bathroom serves the bedrooms, whilst an airing cupboard in the hallway houses the boiler and hot water cylinder.

Outside, the property enjoys an elevated, tiered rear garden with a sunny aspect. Bordered by mature shrubs, the garden offers plenty of potential and includes space for a greenhouse or garden shed. The lower tier provides a paved patio - ideal for outdoor seating and entertaining, while the upper level is predominantly laid to lawn, creating an attractive space to enjoy or further enhance.

Sticklepath remains a consistently popular choice thanks to its convenient position, with a range of everyday amenities close at hand including supermarkets, Petroc College and excellent access to the North Devon Link Road.

Council Tax Band

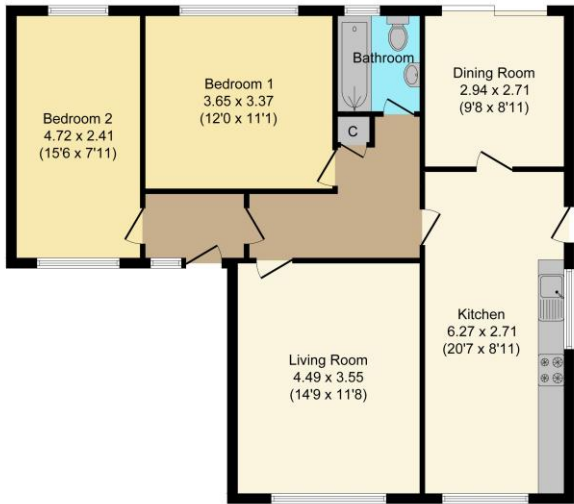
D - North Devon Council



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Ground Floor
Floor area 79.60 sq.m. (856.80 sq.ft.)

Total floor area: 79.60 sq.m. (856.80 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



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		80 C
55-68	D	66 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.

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Directions
What3Words: complains.active.rock

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