



Bond
Oxborough
Phillips

Changing Lifestyles

12 Tudor Drive
Sticklepath
Barnstaple
Devon
EX31 2DR

Guide Price: £399,950 Freehold



Changing Lifestyles

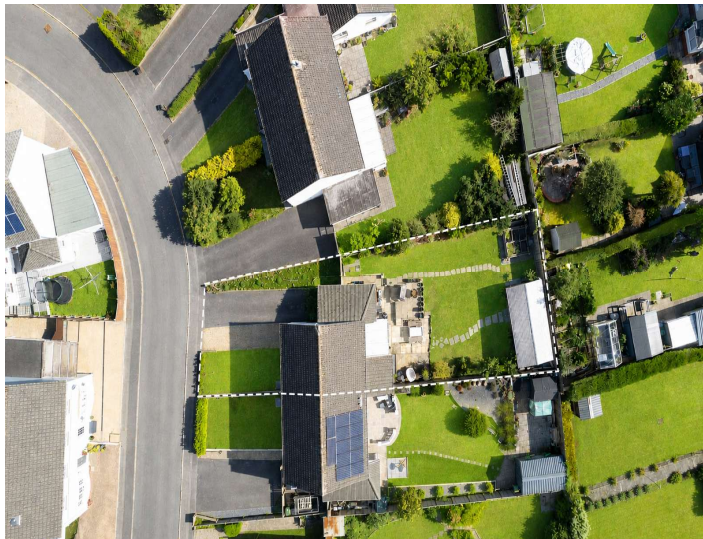
01271 371 234
barnstaple@boproperty.com

12 Tudor Drive, Sticklepath, Barnstaple, Devon, EX31 2DR

THREE BEDROOM FAMILY SIZED HOUSE IN HIGHLY SOUGHT AFTER AREA OF STICKLEPATH



- Sought-after Sticklepath cul-de-sac
- Spacious semi-detached family home
 - 3 well-proportioned Bedrooms
 - Dual-aspect Living / Dining Room
- Garage and ample off-road parking
 - Generous lawned rear garden
 - Patio and decked seating areas
- Versatile Home Office with power and lighting



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Situated within a highly sought-after cul-de-sac in Sticklepath, Barnstaple, is this well-proportioned 3 Bedroom semi-detached family home. Benefits include a Garage, off-road parking for several vehicles and a particularly generous rear garden. Properties in this popular area are rarely available for long, so an early viewing is strongly recommended.

An inviting Entrance Hall welcomes you into the home, with stairs rising to the First Floor, doors leading to the principal rooms and a convenient Cloakroom fitted with a close-coupled WC and wash hand basin.

The spacious, dual-aspect Living / Dining Room provides ample room for both relaxing and entertaining, with a door leading through to the Kitchen.

The galley-style Kitchen is fitted with a range of matching cupboards and drawers complemented by work surfaces and a stainless steel sink. There is a range-style oven, plumbing for a washing machine and dishwasher and space for a fridge / freezer. A door opens into the Sun Room, which provides access to both the rear garden and Garage.

The First Floor offers 3 well-proportioned Bedrooms alongside the Family Bathroom, which comprises a close-coupled WC, wash hand basin and panelled bath with a shower over.

To the front of the property is a lawned garden and a driveway providing off-road parking for several vehicles, leading to the Garage.

The sizeable rear garden is a particular highlight of the home. Predominantly laid to lawn, it also features patio and decked seating areas, together with an attractive pond. A substantial Home Office, constructed in recent years, benefits from power and lighting and provides an excellent workspace. This versatile building could equally serve as a gym, hobby room or recreational space.



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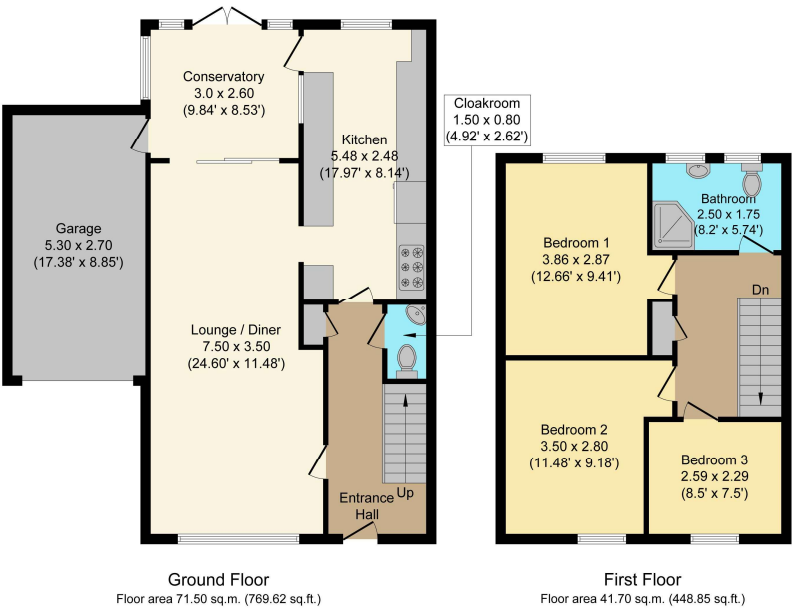
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Have a property to sell or let?

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.

EPC TBC



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

What3words: [///keys.slope.layers](https://www.what3words.com/keys.slope.layers)

Council Tax Band

C

Agents Note: There is lapsed planning permission for a two storey extension to the left of the property, which was granted in November 2022. For more information please search "application number 76174" under the planning section of North Devon District Council's website.

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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