



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

12 Tudor Drive  
Sticklepath  
Barnstaple  
Devon  
EX31 2DR

**Guide Price: £399,950 Freehold**



Changing Lifestyles

01271 371 234  
[barnstaple@bopproperty.com](mailto:barnstaple@bopproperty.com)

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

A SPACIOUS FAMILY HOME WITH A GENEROUS REAR GARDEN & VERSATILE HOME OFFICE



- 3 well-proportioned Bedrooms
- Spacious, dual-aspect Living / Dining Room
- Galley-style Kitchen with door to the Sun Room opening to the rear garden
- Ground Floor Cloakroom & First Floor Bathroom
- Garage and driveway parking
- Sizeable rear garden with versatile Home Office with power & lighting



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## Overview

**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.**

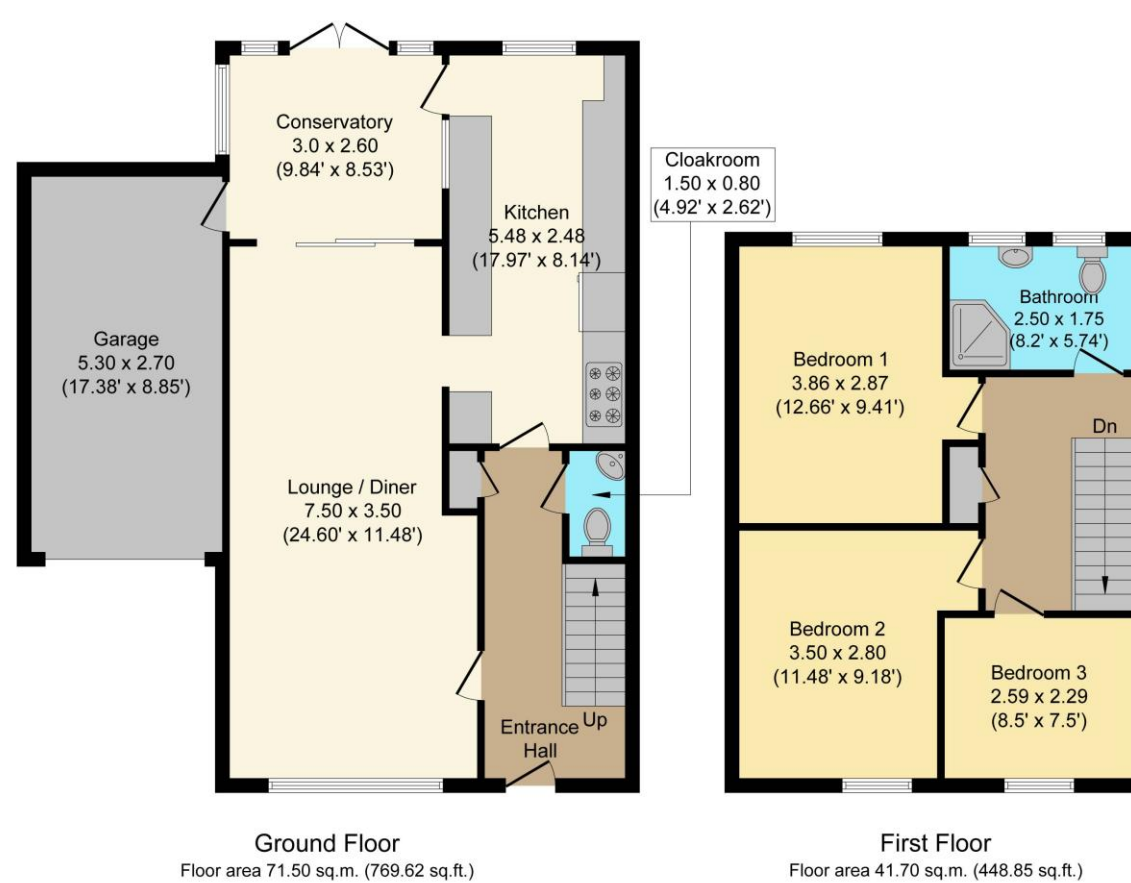
**The sizeable rear garden is a particular highlight of the home. Predominantly laid to lawn, it also features patio and decked seating areas, together with an attractive pond. A substantial Home Office, constructed in recent years, benefits from power and lighting and provides an excellent workspace.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

## Agents Note

There is lapsed planning permission for a 2-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.

## Council Tax Band

C - North Devon Council



Total floor area: 113.20 sq.m. (1218.47 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](http://WWW.Propertybox.io)





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## Area Information

Situated in the popular residential location of Sticklepath, the property is easily accessible to all local amenities including shops, schools, post office, popular pubs, takeaways and St. Michael's Nursery.

Barnstaple Town Centre is within easy driving distance and offers an excellent range of High Street shops, banks and leisure facilities.

The North Devon Link Road is also convenient and an excellent bus service operates in the area. A branch railway line links Barnstaple with Exeter St. David's and Exeter Central.

## Directions

What3words: ///keys.slope.layers

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 and individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

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# We are here to help you find and buy your new home...

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the team at Bond Oxborough  
Phillips Sales & Lettings on

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for a free conveyancing quote and  
mortgage advice.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 86 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             | 50 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

