



Bond
Oxborough
Phillips

Changing Lifestyles

Ground Floor Flat
8 Sticklepath Hill
Sticklepath
Barnstaple
Devon
EX31 2BS

Guide Price: £159,950 Leasehold



Changing Lifestyles

01271 371 234
barnstaple@bopproperty.com

Ground Floor Flat, 8 Sticklepath Hill, Sticklepath, Barnstaple, Devon, EX31 2BS



ONE BEDROOM GROUND FLOOR APARTMENT WITH GARDEN SET WITHIN SHORT STROLL OF BARNSTAPLE TOWN CENTRE

- Beautifully renovated and stylishly presented throughout
- Spacious bay-fronted lounge / diner with period features
- Modern fitted kitchen with charming window seat
- Light and airy double bedroom with a leafy outlook
- Contemporary shower room with stylish dark fittings
- Attractive, low-maintenance front and rear gardens
- Permit on-road parking available
- Ideal first-time purchase or buy-to-let investment



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ONE BEDROOM GROUND FLOOR APARTMENT WITH GARDEN SET WITHIN SHORT STROLL OF BARNSTAPLE TOWN CENTRE

Bond Oxborough Phillips are delighted to offer for sale this beautifully presented one-bedroom garden flat, conveniently positioned within walking distance of Barnstaple town centre. Renovated and thoughtfully improved in recent years, the property blends stylish contemporary finishes with charming period details and would make an excellent first-time purchase, investment opportunity or low-maintenance home.

Accessed through a communal entrance, the apartment's private hallway provides access to all principal rooms. The interior has been tastefully decorated in a soft, neutral palette, creating a bright and cohesive feel throughout.

The impressive lounge / diner is a particular highlight. A large uPVC double-glazed bay window floods the room with natural light, while decorative picture rails, a characterful fireplace with a substantial timber mantle and fitted alcove storage add warmth and personality. The generous proportions comfortably accommodate both lounge and dining furniture, with an additional recessed area currently arranged as a useful home-working space.

The modern kitchen is fitted with a comprehensive range of cream wall and base units complemented by wood-effect work surfaces and attractive tiled splashbacks. Integrated appliances include an electric oven, hob and extractor, with further space and plumbing for a washing machine, slimline dishwasher and upright fridge / freezer. A particularly charming feature is the deep window seat, which enjoys a leafy outlook towards the rear.

The double bedroom is a peaceful and beautifully presented room, benefitting from a large uPVC double-glazed window overlooking established greenery. The accommodation is completed by a stylish contemporary shower room featuring a generous shower enclosure, WC, vanity wash basin with storage beneath and a striking heated towel rail with coordinating dark fittings.

Outside, the property benefits from two attractive and low-maintenance garden areas. The front garden is laid predominantly to decorative stone and is screened by mature planting, providing a pleasant seating area and an appealing approach to the property. To the rear is a further enclosed garden, also arranged with ease of maintenance in mind, featuring decorative chippings, raised planted borders, mature shrubs and contemporary timber screening. This secluded space provides an ideal setting for outdoor seating and potted plants.

Agents Note: The property is held on the balance of a 999-year lease, with approximately 961 years remaining. The vendor advises that the annual service charge is £250, which includes ground rent and buildings insurance. These details should be verified by the purchaser's solicitor.

There is permit parking available on the road.

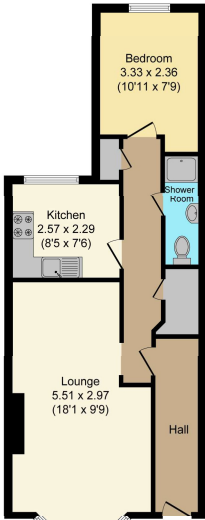
Mains electric, drainage and water.

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Floor area 45.60 sq.m. (490.83 sq.ft.)

Total floor area: 45.60 sq.m. (490.83 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

What3words: ///heave.riches.every



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.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

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