



Bond
Oxborough
Phillips

Changing Lifestyles

1 Oaklands Court
Beechwood Avenue
Sticklepath
Barnstaple
EX31 2EY

Offers In the Region Of: £229,950
Leasehold



Changing Lifestyles

01271 371 234
barnstaple@bopproperty.com

1 Oaklands Court, Beechwood Avenue, Sticklepath, Barnstaple, EX31 2EY

A RARE OPPORTUNITY TO ACQUIRE A BUNGALOW WITH HILLSIDE VIEWS WITH VERY EASY ACCESS



- 2 Bedrooms (1 En-suite)
- Kitchen / Diner with French doors & overlooking the communal gardens
- Comfortable Living Room enjoying hill side views
- Recently redecorated & recarpeted
- Private paved patio area
- Spacious Wet Room
- Electric underfloor heating & UPVC double glazing
- Communal parking
- No onward chain



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Set within the attractive landscaped grounds of Oakland Court and enjoying a sunny aspect, this recently redecorated and recarpeted 2 Bedroom retirement bungalow enjoys a pleasant outlook across the communal gardens towards the countryside beyond the River Taw estuary. Offered for sale with no onward chain, the property provides spacious and well-proportioned accommodation together with electric underfloor heating, UPVC double glazing and communal parking. This is a rare opportunity to acquire a much sought-after bungalow, rarely available on the market.

The welcoming Entrance Hall provides access to all of the principal rooms and includes an airing cupboard and useful storage. Positioned at the front of the property, the comfortable Living Room enjoys views across the gardens and features an electric coal-effect fire with a wooden surround and mantel. The Kitchen / Diner overlooks the communal gardens and is fitted with a range of matching wall and base units, a stainless steel sink, double oven and 4-ring electric hob, together with space for a dishwasher and fridge / freezer. French doors open onto a small paved patio and the gardens beyond. The level access affords security as there are no steps or slopes.

Bedroom 1 is a generous double room with built-in wardrobes and the benefit of an En-suite Bathroom comprising a panelled bath with shower over, WC and wash hand basin. Bedroom 2 also offers useful built-in storage, whilst the separate Wet Room features a shower, WC and wash hand basin, together with a large cupboard providing plumbing for a washing machine and space for a tumble dryer and lots of storage.

Oakland Court is conveniently located for nearby amenities, including a supermarket and post office, with regular bus services providing easy access to Barnstaple town centre. The development is subject to an age restriction, with the oldest resident required to be aged 65 or over.

Council Tax Band

A - North Devon Council

Lease Details

The property has approximately 101 years remaining on the lease.

The service charge is £130.00 per calendar month, payable to First Port, covering upkeep of the communal areas, window cleaning, buildings insurance, decoration of the outside and gardening.

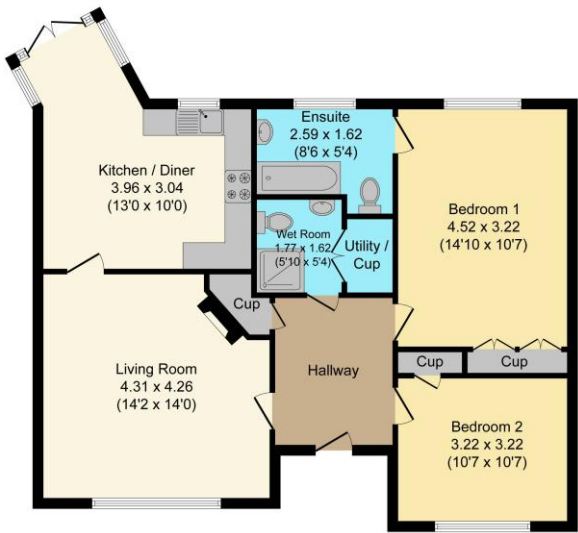
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Floor area 75.10 sq.m. (808.36 sq.ft.)

Total floor area: 75.10 sq.m. (808.36 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		70 C
55-68	D	57 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.

Directions

What3words: ///sunset.sake.influencing

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