



Bond
Oxborough
Phillips

Changing Lifestyles

27 Woodville
Sticklepath
Barnstaple
Devon
EX31 2HH

Guide Price: £130,000 Freehold



Changing Lifestyles

01271 371 234
barnstaple@bopproperty.com

27 Woodville, Sticklepath, Barnstaple, Devon, EX31 2HH

A WELL-PRESENTED SEMI-DETACHED HOME WITH GENEROUS GARDENS



- 3 Bedrooms
- Spacious Lounge & generous Kitchen / Diner
 - Modern Bathroom
 - Approximately 0.2 acre
- Generous front & rear gardens with garden store
- Popular location close to amenities & schools
- CASH BUYERS ONLY due to non-standard construction



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CASH BUYERS ONLY – Due to its non-standard construction, this well-presented 3 Bedroom semi-detached home in the popular Sticklepath area occupies a generous plot of approximately 0.2 acre, with substantial front and rear gardens.

Conveniently positioned for local amenities, schools and public transport links, the property offers well-proportioned accommodation complemented by gas central heating. Presented in good condition, it would suit buyers seeking a home with plenty of outside space or investors looking for an attractive buy-to-let opportunity.

The accommodation includes a spacious Lounge and a generous Kitchen / Diner with a fitted kitchen and access to the rear garden. Upstairs, there are 2 double Bedrooms and a third single Bedroom, together with a modern Bathroom.

A particular feature is the generous plot, with gardens extending to both the front and rear, providing ample space for keen gardeners, entertaining and family enjoyment. Within the rear garden is a sizeable store offering excellent storage and potential for use as a workshop.

For buy-to-let investors, the property offers an exciting proposition, with an estimated rental income of approximately £1,000 per calendar month. Based on a purchase price of £130,000, this would represent a potential gross annual yield of approximately 9.23%, before purchase costs and ongoing expenses.

Council Tax Band

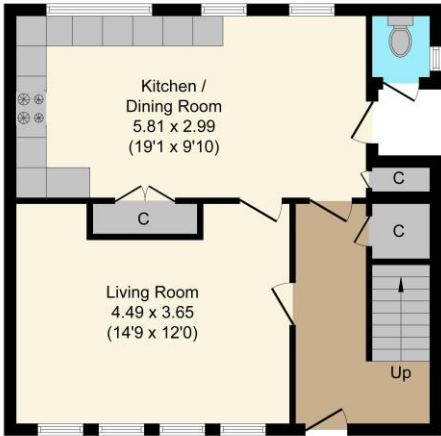
A - North Devon Council



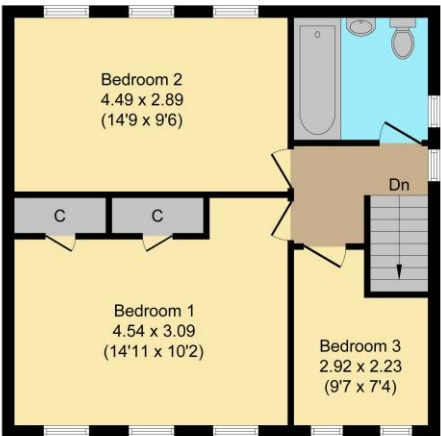
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Ground Floor
Floor area 44.9 sq.m. (483.30 sq.ft.)



First Floor
Floor area 46.5 sq.m. (500.52 sq.ft.)

Total floor area: 91.40 sq.m. (983.82 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



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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 TO FOLLOW

Directions

What3words: ///palace.nature.points

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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