Bond Oxborough Phillips

Changing Lifestyles

4 Little Crabthorne
Old Sticklepath Hill
Sticklepath
Barnstaple
Devon
EX31 2BG

Guide Price: £150,000 Freehold







Changing Lifestyles

01271 371 234
barnstaple@boppproperty.com

4 Little Crabthorne, Old Sticklepath Hill, Sticklepath, Barnstaple, Devon, EX31 2BG

A BEAUTIFULLY PRESENTED FIRST FLOOR APARTMENT

- 1 Bedroom
- 3-piece Bathroom with utility cupboard having plumbing & power
- Open-plan Kitchen / Lounge with UPVC French doors opening to a Juliette Balcony - taking advantage of the westerly outlook
- Allocated parking space & additional visitor parking
- Long lease – remainder of a 999-year term
- Ideal first time purchase or investment opportunity











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Bond Oxborough Phillips are delighted to offer for sale this beautifully presented, purpose-built 1 Bedroom First Floor apartment enjoying a westerly outlook over the surrounding rooftops and beyond. With a spacious, open-plan Kitchen / Lounge, a Juliette Balcony and allocated parking, the property would make an excellent first time purchase, investment opportunity or low-maintenance home.

The apartment's private Entrance Hall provides a welcoming introduction to the accommodation, with vinyl flooring and a hatch with a fitted ladder offering access to the loft.

The impressive open-plan Kitchen / Lounge is a particular highlight. UPVC French doors open to a Juliette Balcony - taking advantage of the westerly outlook, while 3 additional UPVC windows allow plenty of natural light into the room. The generous proportions provide space for both lounge and dining furniture, creating a sociable setting for everyday living and entertaining.

The modern Kitchen is fitted with a range of matching cupboards and drawers complemented by coordinating work surfaces and mosaic tiled splashbacks. A stainless steel sink is inset into the work surface while built-in appliances include a fridge, electric oven and ceramic hob with an extractor above. A combination boiler serves the central heating and hot water.

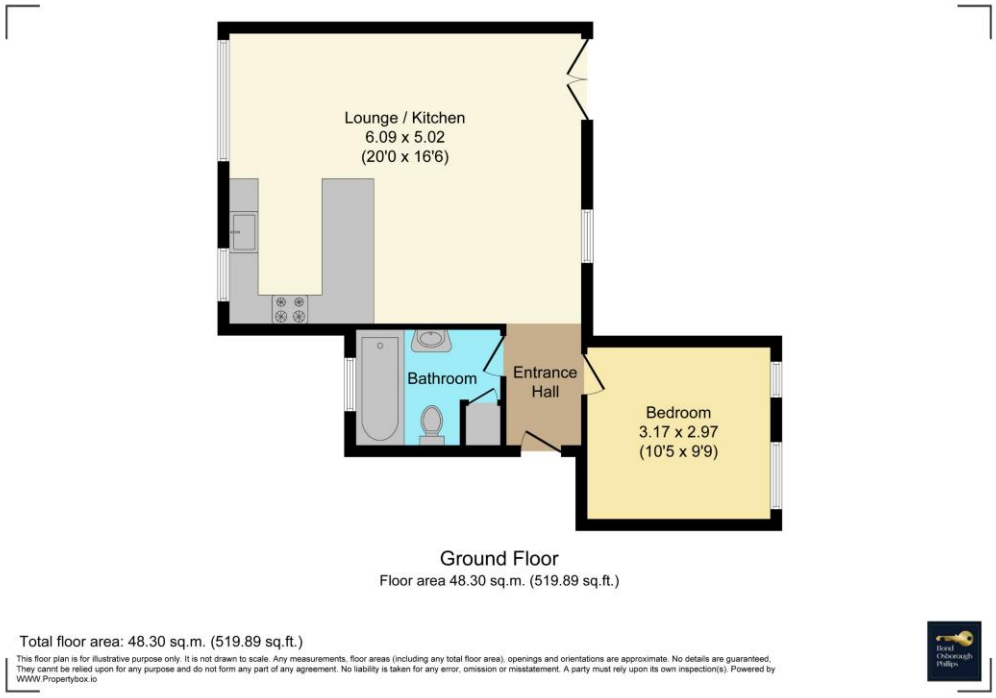
The double Bedroom is a well-proportioned room benefiting from 2 UPVC windows, fitted carpet and a radiator. The accommodation is completed by a Bathroom fitted with a white suite comprising a panelled bath with a shower screen and partially tiled surround, a pedestal wash hand basin and WC. A useful utility cupboard provides plumbing and power for a washing machine and tumble dryer.

Outside, the property benefits from an allocated parking space for 1 vehicle to the rear together with additional visitor parking.

Council Tax Band
A - North Devon Council

Lease Details
The property is held on the remainder of a 999-year Lease.
Maintenance Charge - £99.00 per month.

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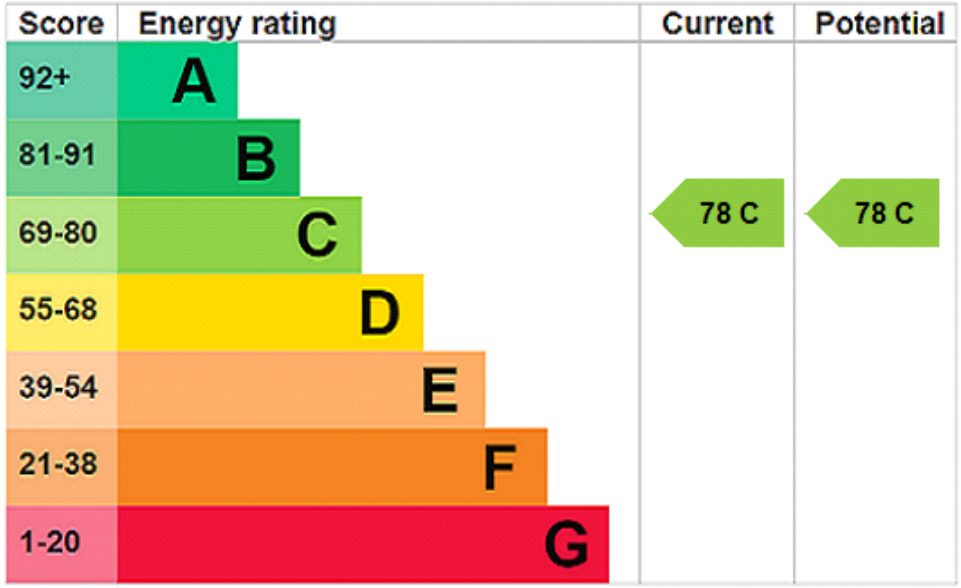
Ground Floor
Floor area 48.30 sq.m. (519.89 sq.ft.)

Total floor area: 48.30 sq.m. (519.89 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.



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

Directions to this property can be easily found by using What3words: https://w3w.co/guard.scarcely.files