



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

11 Park Avenue  
Sticklepath  
Barnstaple  
Devon  
EX31 2ET

**Guide Price: £550,000 Freehold**



Changing Lifestyles

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



11 Park Avenue, Sticklepath, Barnstaple, Devon, EX31 2ET

## AN IMPRESSIVE & SPACIOUS DETACHED HOME



- 4 Bedrooms
- Downstairs Cloakroom & upstairs WC, Shower Room & Bathroom
- Well-equipped Kitchen
- Dual aspect Lounge enjoying countryside & estuary glimpses
- Large Conservatory with tranquil garden views
- Separate Dining Room / second Reception Room
- No onward chain
- Garage & off-road parking for 6 or more vehicles
- Private, south-facing rear garden
- This substantial home combines space, practicality & excellent potential, all within a prime location



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## Overview

Situated in the highly sought after location of Sticklepath is this impressive and spacious 4 Bedroom detached home which offers generous family living and exceptional versatility offered for sale with no onward chain. Set on a substantial plot with double driveway access and off-road parking for 6 or more vehicles, the property also benefits from an Integral Single Garage with barn-style doors, power and lighting. The attractive front garden is framed by mature hedging and has a lawned area and a charming wild bulb rockery.

Inside, the home welcomes you with a bright and airy Entrance Hall setting the tone for the spacious layout throughout. A convenient downstairs Cloakroom and useful understairs storage add practicality to the design. The well-equipped Kitchen features a range of fitted wall and base units, a double oven, an electric hob, plumbing for a washing machine, an integrated slimline dishwasher and both a window and door leading directly to the private, south-facing rear garden.

The dual aspect Lounge is a fantastic size offering countryside and estuary glimpses. Sliding doors open to the large Conservatory, an excellent addition to the living space with power points and tranquil garden views creating the perfect spot for relaxation or entertaining. A separate Dining Room or second Reception Room adds even more flexibility to the Ground Floor layout and enjoys further countryside views, along with access to the front Storm Porch.

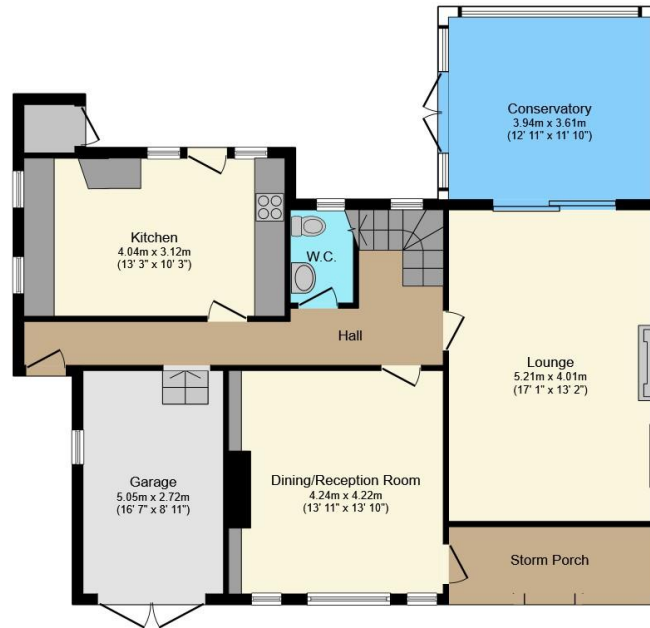
Upstairs, the open Landing is flooded with natural light and offers access to a generous loft space. The Principal Bedroom is a bright and spacious retreat with panoramic views and fitted storage. The second Bedroom is another well-proportioned double with side elevation views and storage built into the eaves. Bedrooms 3 and 4 are also spacious doubles with pleasant garden views; Bedroom 4 features extensive wall-to-wall fitted wardrobes. The First Floor is served by a practical arrangement of facilities, including a separate WC, a Shower Room with walk-in shower enclosure and wash hand basin (with space to add a WC) and a Bathroom with a 2-piece suite comprising a large corner bath and vanity wash hand basin. These rooms would benefit from updating, offering an exciting opportunity to reconfigure and modernise into a stylish room with a 4-piece suite, if desired.

To the rear of the property, the private south-facing garden is a peaceful oasis complete with a beautiful magnolia tree, a well-maintained lawn and both paved and brick-paved patio areas - ideal for outdoor dining and summer gatherings. There is side access to both sides of the property, an outside tap and a dry storage shed.

This substantial home combines space, practicality and excellent potential, all within a prime location. Whether you're looking for a forever family home or a property you can truly make your own, this one offers the perfect canvas.

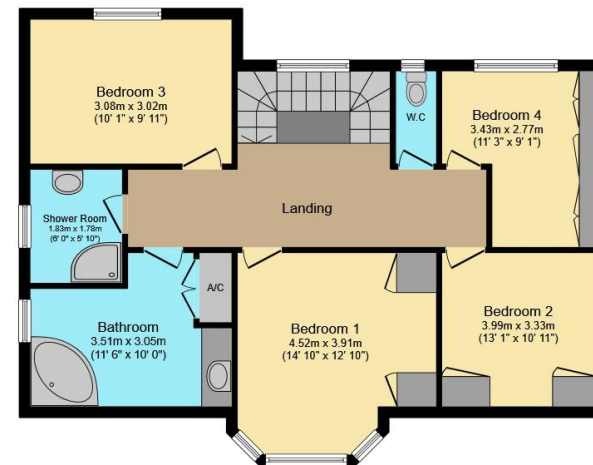
### Council Tax Band

E - North Devon Council



Ground Floor

Floor area 110.3 sq.m. (1,187 sq.ft.)



First Floor

Floor area 80.9 sq.m. (871 sq.ft.)

Total floor area: 191.2 sq.m. (2,058 sq.ft.)

This floor plan is for illustrative purposes 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 - outer.faces.cost

From Barnstaple Town Centre, continue over the Long Bridge and up Sticklepath Hill. At the mini roundabout, follow signs for Bickington / Fremington. After passing The Pelican (fish and chip shop) and the Post Office on your right hand side, take the next right hand turning into Oakland Avenue. Continue to the end of the road merging into Park Avenue. Turn left and continue for a short distance to where number 11 will be located on your left hand side with a numberplate and For Sale board clearly displayed.

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.

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 available 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.

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

105-106 Boutport Street

Barnstaple

Devon

EX31 1SY

Tel: 01271 371 234

Email: [barnstaple@bopproperty.com](mailto:barnstaple@bopproperty.com)

## 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.

Please do not hesitate to contact  
the team at Bond Oxborough  
Phillips Sales & Lettings on

**01271 371 234**

for a free conveyancing quote and  
mortgage advice.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	