



Bond
Oxborough
Phillips

Changing Lifestyles

14 Wrey Avenue
Sticklepath
Barnstaple
Devon
EX31 2EB

Guide Price: £365,000 Freehold



Changing Lifestyles

01271 371 234
barnstaple@bopproperty.com

14 Wrey Avenue, Sticklepath, Barnstaple, Devon, EX31 2EB

A WELL-PRESENTED & SPACIOUS HOME ENJOYING A PEACEFUL SETTING

- 3 Bedrooms
- Generously sized Lounge with bright bay window
 - Adjoining Dining Room
 - Naturally light Kitchen
 - Modern 3-piece Bathroom
- Double Tandem Garage with useful workshop space to the rear
- Brick-paved driveway parking for 2-3 vehicles
- Beautifully maintained front & rear gardens
- A viewing is highly advised to appreciate the location, outlook & space the property has to offer



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.



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Located in a cul-de-sac in the highly sought after area of Sticklepath, this well-presented and spacious home enjoys far-reaching countryside views along with charming glimpses of the estuary offering a peaceful and picturesque setting.

The interior is both welcoming and practical beginning with a generously sized Lounge to the front of the property, featuring a bright bay window and a feature gas fire. The adjoining Dining Room is well-proportioned, enjoying views of the surrounding landscape and benefiting from built-in storage making it an ideal space for entertaining or family use. The Kitchen is filled with natural light and thoughtfully arranged with a range of wall and base units. It includes an electric hob with extractor above, built-in ovens, an undercounter fridge and space and plumbing for a washing machine. A side door provides easy access to the driveway, garden and garage, adding everyday convenience.

Upstairs, a bright and open Landing leads to three well-appointed Bedrooms. The Main Bedroom is spacious and light, with a bay window and ample room for furnishings. The second Bedroom is similarly generous, enjoying delightful countryside views and estuary glimpses with plenty of space for freestanding furniture. The third Bedroom is a light single room sharing the same attractive outlook. A modern 3-piece Bathroom suite with bath and shower over, a WC and wash hand basin completes the First Floor accommodation.

Outside, the property continues to impress with a Double Tandem Garage offering power, light and a useful workshop space to the rear. There is an up-and-over door, side access and a window providing natural light. The brick-paved driveway allows off-road parking for 2-3 vehicles. Both the front and rear gardens are beautifully maintained and mainly laid to lawn, bordered by colourful flowerbeds, mature shrubs and trees. The rear garden also features a sunny patio area - perfect for al-fresco dining or simply enjoying the tranquil surroundings. An outdoor water tap and side access complete the external amenities of this delightful home.

A viewing is highly advised to appreciate the location, outlook and space the property has to offer.

Council Tax Band

D - North Devon Council



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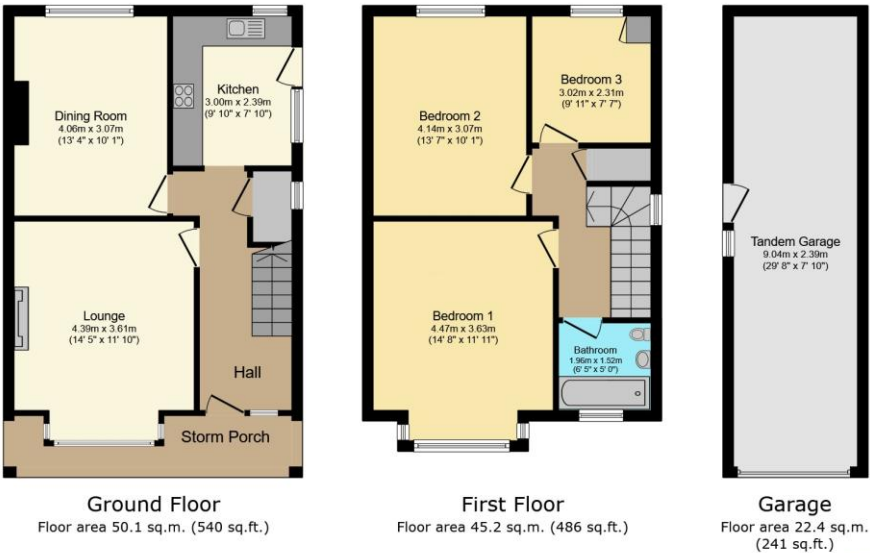
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Have a property to sell or let?

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.



Total floor area: 117.7 sq.m. (1,267 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](https://www.propertybox.io)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

Directions

Directions to this property can be easily found by using What3words: <https://w3w.co/varieties.grant.face>

From Barnstaple Town Centre, proceed up Sticklepath Hill. Take the second right hand turning into Wrey Avenue. Follow the road to the very end to where number 14 will be found on your right hand side. Parking can be found on the driveway on close by on the road.

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.

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