



Bond
Oxborough
Phillips

Changing Lifestyles

Flat 2
33 Sticklepath Terrace
Sticklepath
Barnstaple
Devon
EX31 2AY

Guide Price: £150,000
Share of Freehold



Changing Lifestyles

01271 371 234
barnstaple@bopproperty.com

Flat 2, 33 Sticklepath Terrace, Sticklepath, Barnstaple, Devon, EX31 2AY

A WELL-PRESENTED SHARE OF FREEHOLD MAISONETTE

- 2 double Bedrooms
- Situated on the fringes of Barnstaple Town Centre & within close proximity to local amenities
- Spacious Lounge & Kitchen / Diner
 - Large 3-piece Shower Room
 - Off-road permit parking
 - No onward chain



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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Flat 2, 33 Sticklepath Terrace, Sticklepath, Barnstaple, Devon, EX31 2AY

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A spacious 2 Bedroom maisonette with countryside views and no onward chain.

Ideally positioned on the edge of Barnstaple's historic town centre, this well-presented 2 Bedroom, Share of Freehold maisonette is close to local amenities and transport links.

Arranged over two floors, the First Floor features a generous Lounge, a fitted Kitchen / Diner and a spacious Shower Room. The Second Floor offers 2 double Bedrooms, one enjoying open countryside views.

Offered for sale with no onward chain and benefiting from permit parking, this is a fantastic opportunity for first time buyers or investors alike.

Council Tax Band

A - North Devon Council

Useful Information

969-years remain of the original Lease.

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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Directions

From our Office on Boutport Street, proceed towards Butchers Row and bear left onto Queen Street. At the roundabout, take the second exit onto Belle Meadow Road / A3125. Continue to follow the A3125 across Barnstaple Bridge. At the roundabout, take the second exit onto Osbourne Terrace. Continue onto Sticklepath Terrace to where number 33 will be found on your right hand side. An agent will meet you outside of the property.

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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