



Bond
Oxborough
Phillips

Changing Lifestyles

8c Broadclose Road
Sticklepath
Barnstaple
Devon
EX31 2DN

Offers In Excess Of: £500,000
Freehold



Changing Lifestyles

01271 371 234
barnstaple@bopproperty.com

8c Broadclose Road, Sticklepath, Barnstaple, Devon, EX31 2DN

A BEAUTIFULLY PRESENTED DETACHED HOUSE WITH A 1 BEDROOM STUDIO



- 4 Bedrooms (2 En-suite)
- Large Lounge
- Open-plan Kitchen / Diner & Utility Room
- Sun Room opening to the private rear garden
- Single Garage & resin driveway parking for 4-5 vehicles
- Well-maintained front & rear lawned gardens
- Occupying a convenient location with easy access to public transport links, nearby schools & local amenities



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Overview

A spacious and beautifully presented 4 Bedroom detached home with a separate 1 Bedroom Studio Annexe, ideal for multi-generational living, home working or guests. Located in a quiet and sought after setting, the property offers versatile accommodation including a large Lounge, an open-plan Kitchen / Diner, Utility Room and a Sun Room opening onto a private rear garden.

There are 4 double Bedrooms, 2 with En-suites, and all filled with natural light. Bedroom 1 benefits from built-in wardrobes, while Bedroom 2 enjoys a dual aspect with countryside glimpses.

The self-contained Annexe adds valuable flexibility and independence.

Outside, there is a Single Garage, a resin driveway with parking for 4–5 cars, and attractive lawned gardens to the front and rear.

Perfectly positioned close to schools, shops, bus routes and scenic walks including the Tarka Trail, this superb home offers comfort, convenience and excellent lifestyle appeal. Early viewing advised.

Council Tax Band

House: D - North Devon Council

Annexe: A - North Devon Council



Ground Floor



First Floor

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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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

Directions to this property can be easily found by using What3words: <https://w3w.co/plenty.spoke.enjoy>

From Barnstaple Town Centre, proceed over the Long Bridge and up Sticklepath Hill / A3125. At the large roundabout, stay on the A3125. At the next roundabout, take the first exit onto Old Torrington Road. Take the first right hand turning onto Broadclose Road. As the road narrows, turn left onto Broadclose Road to where number 8c will be found on your right hand side clearly displaying a numberplate.

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.

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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

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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

