



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

La Flair  
Old Sticklepath Hill  
Sticklepath  
Barnstaple  
Devon  
EX31 2BE

**Guide Price - £290,000**  
**Freehold**



Changing Lifestyles

01271 371 234  
barnstaple@boproperty.com

La Flair, Old Sticklepath Hill, Sticklepath, Barnstaple, Devon, EX31 2BE

## A DETACHED BUNGALOW WITHIN EASY REACH OF BARNSTAPLE TOWN CENTRE



- 2-3 Bedrooms
- 1-2 Reception Rooms
- Views of Barnstaple Town Centre & countryside with glimpses of the Estuary & River Taw
- Front garden with patio & lawn from where the best of the views can be enjoyed
- Great, south-facing, low-maintenance rear gardens with a vegetable patch
- Off-road parking for several vehicles
- No onward chain



Barnstaple Town Centre, the historic and regional centre of North Devon. Situated in the valley of the River Taw, it is surrounded by beautiful countryside and some of the area's best beaches. As the commercial centre of the region, the town centre offers a variety of banking, schooling and recreational facilities including a theatre, cinema, leisure centre and restaurants. The vibrant town combines modern shopping amenities with a bustling market atmosphere.

The popular sandy beaches of Woolacombe, Croyde and Instow are within easy reach and the A361 North Devon Link Road provides convenient access to the M5 motorway network and beyond.



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**This 3 Bedroom detached bungalow is located in the popular and sought after area of Sticklepath.**

**From its elevated position, the bungalow is perfectly located with views of Barnstaple Town Centre and countryside with glimpses of the Estuary and River Taw. The views are best enjoyed from the front elevation with seating space on the patio and lawned area so you can sit with your favourite tippie taking in the evening sunshine.**

**The Ground Floor offers versatile living with the options of a Lounge / Dining space and a third Bedroom or separate Lounge and Dining spaces. There are 2 well-proportioned double Bedrooms on the First Floor.**

**There are great, south-facing, low-maintenance rear gardens with a vegetable patch and there is off-road parking for several vehicles. No onward chain.**

### **Porch**

Dwarf wall with UPVC double glazed Porch leading to the Entrance Hall.

### **Entrance Hall**

Stairs to First Floor. Radiator, wood effect laminate flooring, power points.

### **Lounge / Diner - 20'8" x 11'9" (6.3m x 3.58m)**

A large, dual aspect Lounge / Dining space with UPVC double glazed window to front elevation with far-reaching views of Barnstaple Town and countryside. UPVC double glazed window and door to low-maintenance, south-facing

patio. 3 radiators, power points, TV point, wood effect laminate flooring.

### **Bedroom 3 / Dining Room - 10'11" x 8'11" (3.33m x 2.72m)**

A well-proportioned double Bedroom which could be utilised as a separate Dining Room. Radiator, power points, fitted carpet. UPVC double glazed window to front elevation with far-reaching views of Barnstaple Town and countryside with Estuary glimpses.

### **Kitchen - 15'3" x 7'2" (4.65m x 2.18m)**

Fitted Kitchen with a mixture of wall and floor units with ample work surfaces, preparation area and 1.5 bowl sink drainer. Built-in double oven with gas hob and extractor hood over. Space for fridge / freezer, space and plumbing for dishwasher and washing machine. Wall mounted combination boiler. Tiled splashbacking, spot lights, power points, radiator. UPVC double glazed window to rear elevation. UPVC double glazed obscure door to side elevation.

### **Cloakroom**

Hand basin and WC. Part tiled walls, tiled flooring. UPVC double glazed obscure window to side elevation.

### **First Floor Landing**

UPVC double glazed window to front elevation. Hatch access to small loft space. Power points, lighting.

### **Bedroom 1 - 12'1" x 11'9" (3.68m x 3.58m)**

A light and spacious double Bedroom with UPVC double glazed window to front elevation with views over Barnstaple Town and countryside with Estuary glimpses. Triple storage cupboard. Radiator, power points, fitted carpet.

### **Bedroom 2 - 12'3" x 11'10" (3.73m x 3.6m)**

A light and spacious double Bedroom with UPVC double glazed window to front elevation with views over Barnstaple Town and countryside. Triple storage cupboard. Radiator, power points, fitted carpet.

# Changing Lifestyles

**Bathroom - 8'8" (2.64m) maximum x 5'5" (1.65m) maximum**  
Modern fitted 3-piece white suite comprising panelled bath with retractable shower screen and shower over, WC and hand basin. Fully tiled walls, tiled flooring, towel radiator. Storage cupboard with shelving. UPVC double glazed obscure window to rear elevation.

### **Outside**

To the front of the property is off-road parking for several vehicles. Landscaped front lawned garden enjoying views over Barnstaple Town and countryside. Mature trees and shrubs. Small Garden / Potting Shed.

The south-facing rear garden comprises 2 tiers. The lower tier is a low-maintenance patio with space for raised bedding plants. The second tier is accessed via steps leading to a vegetable patch, Greenhouse and further area for bedding plants, mature shrubs and trees. There is also a patio and patio pathway, several mature fruit trees and additional shrubs.

### **Useful Information**

The property was fitted with a new boiler in 2020

No onward chain

The property is accessed via steps with tiered gardens

### **Agents Note**

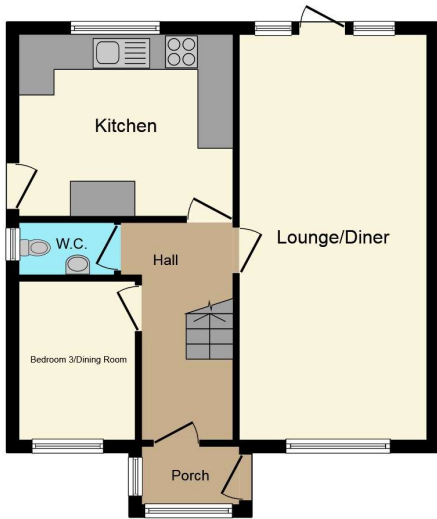
This property is presently tenanted. The marketing photographs were captured when the property was vacant, prior to the current tenancy.

### **Council Tax Band**

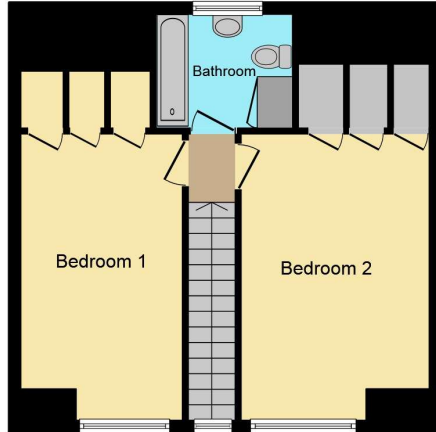
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Ground Floor



First Floor

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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>103</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>58</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

## Directions

From Barnstaple Town Centre proceed up Sticklepath Hill continuing through the large roundabout. Upon reaching the mini roundabout, take the left hand turning onto Old Torrington Road and take the next left hand turning onto Old Sticklepath Hill. Continue on this road passing Petroc College on your right hand side. Proceed three quarters of the way down the road to where, on your right hand side, a fork will give access to an unnamed road. Continue along this road to the very end to where La Flair will be found on your right hand side with a 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 & 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.