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Changing Lifestyles

Tamarisk
Bickington Road
Sticklepath
Barnstaple
Devon
EX31 2BY

Guide Price: £400,000 Freehold



Changing Lifestyles

01271 371 234
barnstaple@bopproperty.com

Tamarisk, Bickington Road, Sticklepath, Barnstaple, Devon, EX31 2BY

A WELL-PRESENTED & SPACIOUS SEMI-DETACHED FAMILY HOME



- 3-4 Bedrooms

- Bay fronted Living Room / optional ground floor Bedroom
 - Cosy Lounge with multi-fuel burner
- Bright 'L' shaped Kitchen / Dining Room with garden access
- Modern ground floor Shower Room & first floor Bathroom
- Garage & driveway parking for 3-4 vehicles
- Enclosed rear garden with insulated home office



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Overview

A well-presented and deceptively spacious 3-4 Bedroom semi-detached home, ideally situated in the ever-popular Sticklepath area of Barnstaple.

The accommodation is entered via a welcoming Entrance Porch with composite door and feature glazing, leading into a spacious Entrance Hall with useful understairs storage and stairs rising to the first floor.

To the front of the property is an attractive bay fronted Living Room which could, alternatively, be utilised as a ground floor double bedroom, offering excellent flexibility. Adjacent is a cosy and characterful Lounge featuring a multi-fuel burner set on a slate hearth, creating a perfect family snug or second sitting room.

The heart of the home is the impressive 'L' shaped Kitchen / Dining Room, well-appointed with solid wooden work surfaces, a breakfast bar, an integrated dishwasher and space for a fridge / freezer. The room is further enhanced by underfloor heating, downlighting and a striking glazed roof allowing an abundance of natural light to flood the space, while French doors open directly onto the rear garden, making it ideal for entertaining and modern family living.

Completing the ground floor is a contemporary Shower Room fitted with a modern white suite and underfloor heating.

To the first floor, the landing leads to the Principal Bedroom (a generous dual aspect room with a small dressing area) along with 2 further well-proportioned Bedrooms. These are served by a modern Family Bathroom fitted with a white 3-piece suite, tiled flooring and underfloor heating.

Externally, the property continues to impress with driveway parking for 3-4 vehicles, a Garage with power and rear access and a level, enclosed rear garden featuring patio areas, a lawn, raised beds and a greenhouse. The current owners are using the rear two thirds of the garage as a fully insulated gym / office whilst still offering ample storage to the front. A particular highlight is the insulated, timber-clad garden office with power and lighting, providing an excellent workspace, hobby room or occasional guest suite, complemented by an additional decking area with pergola.

The property further benefits from owned solar panels providing an energy efficient addition and helping to reduce ongoing running costs.

With its flexible layout, character features and potential for multi-generational living, this is a superb opportunity to acquire a quality family home in a convenient and highly sought after location.

Estimated Rental Income

Based on these details, our Property Management Department suggest an achievable gross monthly rental income of £1600. This is a guide only and should not be relied upon for mortgage or finance purposes. Rental values can change and a formal valuation will be required to provide a precise market appraisal.

Council Tax Band

D - North Devon Council



Total floor area: 123.50 sq.m. (1329.34 sq.ft.) Excludes Office Room & Garage

This floor plan is for illustrative purpose 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



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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/legend.suffice.land>

From Barnstaple, continue over the Old Bridge and up Sticklepath Hill. At the mini roundabout, take the right hand turning. After a short distance, Tamarisk will be located on your right hand side with a nameplate.

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

