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Changing Lifestyles

17 Tudor Drive
Sticklepath
Barnstaple
Devon
EX31 2DR

Guide Price: £375,000 Freehold



Changing Lifestyles

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17 Tudor Drive, Sticklepath, Barnstaple, Devon, EX31 2DR

AN ATTRACTIVE SEMI-DETACHED HOME IN POPULAR STICKLEPATH



- 3 Bedrooms

- Spacious, dual-aspect Living / Dining Room with bay window & French doors to garden
- Modern galley Kitchen with garden outlook
- Convenient ground floor Cloakroom & first floor contemporary Bathroom
- Generous, south-facing wrap-around garden
 - Driveway parking & Single Garage
 - Excellent potential to extend (STPP)



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Overview

Welcome to 17 Tudor Drive, an attractive 3 Bedroom semi-detached home situated in the ever-popular area of Sticklepath. This property presents an excellent opportunity to acquire a well-maintained, move-in-ready family home, with further scope to adapt and personalise over time.

The ground floor accommodation begins with a welcoming Entrance Hall leading through to a spacious, dual-aspect Living / Dining Room. Featuring a front-facing bay window and French doors opening onto the rear garden, this bright and airy room is ideally suited to both everyday living and entertaining. The modern galley Kitchen is a particular highlight of the home, offering a range of fitted units, ample work surface space and a pleasant outlook over the garden, with direct access outside. A useful understairs Cloakroom completes the ground floor.

Upstairs, the property offers 3 well-proportioned Bedrooms. The principal bedroom enjoys a rear aspect overlooking the garden and provides ample space for freestanding furniture. The second bedroom is a comfortable double, while the third offers flexibility as a single bedroom, home office or study. These rooms are served by a contemporary Bathroom, fitted with a bath and shower over, wash hand basin and WC.

Externally, the property benefits from a generous front lawn alongside a driveway providing ample off-road parking, with potential for further extension, if required. A Single Garage is accessed from the driveway. To the rear, the south-facing garden wraps around the property and is of a good size, predominantly laid to lawn with a patio seating area. The garden provides convenient gated access to the local community park, and there is also access to the rear of the garage, where a useful storage area offers potential for conversion into a home office or gym.

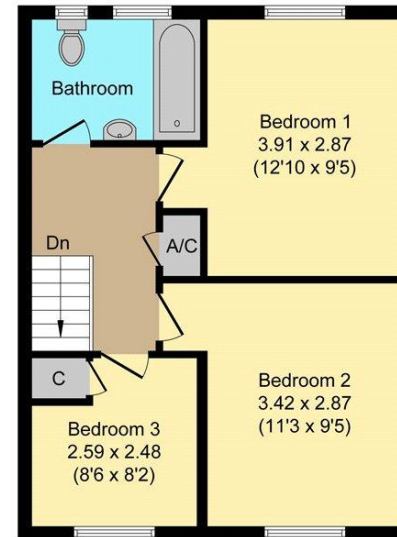
The property also offers further potential, including the possibility of extending over the garage to create additional accommodation, subject to the necessary planning permissions, with neighbouring properties having undertaken similar improvements.

Council Tax Band

C - North Devon Council



Ground Floor
Floor area 68.3 sq.m. (735.17 sq.ft.)



First Floor
Floor area 40.7 sq.m. (438.09 sq.ft.)

Total floor area: 109.0 sq.m. (1173.26 sq.ft.)

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/elbow.probe.spent>

From Barnstaple Town Centre, proceed over the Long Bridge and up Sticklepath Hill continuing to the very top. At the mini roundabout, take the first exit onto Old Torrington Road. Continue on this road and turn right into Grange Avenue. Tudor Drive will be the first turning on your right hand side. Number 17 will be found after a short distance on your right hand side with a numberplate and 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 and individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

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