



Bond
Oxborough
Phillips

Changing Lifestyles

2 Clifton Terrace
Sticklepath
Barnstaple
Devon
EX31 2BB

Guide Price: £199,950 Freehold



Changing Lifestyles

01271 371 234
barnstaple@bopproperty.com

2 Clifton Terrace, Sticklepath, Barnstaple, Devon, EX31 2BB



THREE BEDROOM FAMILY SIZED HOUSE WITH GARAGE SET WITHIN SHORT STROLL OF TOWN CENTRE

- Three-bedroom terraced home
 - Popular Sticklepath location
- Walking distance to Barnstaple town centre
 - Open-plan lounge and dining room
 - Modern fitted kitchen with utility room
 - Ground floor cloakroom/WC
- Sunny, low-maintenance courtyard garden
- Garage with power, lighting and rear lane access



Changing Lifestyles

01271 371 234
barnstaple@boproperty.com

2 Clifton Terrace, Sticklepath, Barnstaple, Devon, EX31 2BB

Changing Lifestyles

This beautifully presented three-bedroom terraced home is situated in the popular area of Sticklepath, just a short walk from Barnstaple town centre and its excellent range of shops, restaurants, schools and everyday amenities. Offering well-balanced accommodation throughout, the property benefits from a sunny, low-maintenance garden, an attached garage, and has been thoughtfully modernised in recent years, making it an ideal purchase for first-time buyers, families, or buy-to-let investors alike.

Upon entering the property, a welcoming entrance hall leads through to a spacious open-plan lounge and dining room, creating a fantastic living space for both everyday family life and entertaining. The lounge enjoys a bright front aspect, whilst the dining area provides access to the kitchen and useful understairs storage.

The modern fitted kitchen is well-equipped with an attractive range of wall and base units, complemented by solid oak worktops and tiled splashbacks. Adjoining the kitchen is a practical utility area with space for laundry appliances, alongside a convenient ground floor cloakroom/WC. A door from the utility room provides direct access to the rear garden.

To the first floor are three well-proportioned bedrooms, including a generous principal bedroom positioned at the front of the property. The contemporary family bathroom has been finished with stylish tiling and comprises a bath with thermostatic rainfall shower over, vanity wash hand basin and WC.

Outside, the fully enclosed rear courtyard garden has been designed with ease of maintenance in mind and enjoys a sunny aspect, providing a pleasant space to relax or entertain. The attached garage benefits from power and lighting, with access from both the garden and rear service lane.



Changing Lifestyles

01271 371 234
barnstaple@bopproperty.com

2 Clifton Terrace, Sticklepath, Barnstaple, Devon, EX31 2BB



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.



Total floor area: 100.60 sq.m. (1082.84 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



Directions

From our offices, continue out of Barnstaple over the Long Bridge and continue straight over at the traffic lights. At the roundabout take the second exit into Sticklepath Terrace, continue up taking the second turning on the right hand side and left at the crossroads into Clifton Terrace. Take the second left hand turning, where number 2 will be found after a short distance on your left hand side.

What3words: ///rift.output.hobby

EPC TBC

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.

Changing Lifestyles

01271 371 234
barnstaple@bopproperty.com