



Bond
Oxborough
Phillips

Changing Lifestyles

Ivydene
11 Andrew Road
Barnstaple
Devon
EX31 3AE

Asking Price: £300,000 Freehold



Changing Lifestyles

01271 371 234
barnstaple@boproperty.com

Ivydene, 11 Andrew Road, Barnstaple, Devon, EX31 3AE



- Detached bungalow in sought-after Sticklepath
- Two generous double bedrooms
- Bright and spacious living / dining room
- Well-appointed kitchen with adjoining utility
- Superb well-established rear garden
- Pergola seating area and greenhouse
- Driveway parking and integrated garage
- Offered for sale with no onward chain



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11 Andrew Road is a well-presented two-bedroom detached bungalow, peacefully positioned within the ever-popular residential area of Sticklepath. Having previously served as a successful rental investment for the current owners, the property is now offered to the market with no onward chain, presenting an excellent opportunity for those seeking a comfortable home with scope to personalise.

A welcoming entrance porch provides a practical space for coats and shoes before opening into the heart of the home. The spacious dual-purpose sitting/dining room is filled with natural light and offers ample room for both relaxing and entertaining. Enjoying an attractive outlook over the front garden, this inviting space provides a versatile layout to suit a variety of lifestyles.

The kitchen is positioned to the rear of the property, overlooking the garden, and is fitted with a range of light-coloured wall and base units complemented by generous work surfaces. Integrated appliances include a four-ring gas hob and gas oven, alongside a stainless-steel sink, whilst there is further space for freestanding appliances. Adjoining the kitchen is a useful utility room, housing the boiler and providing internal access to the integrated garage.

The bungalow offers two generously proportioned double bedrooms. The principal bedroom enjoys a pleasant outlook over the rear garden and benefits from built-in storage, whilst the second bedroom overlooks the front aspect. Both are served by a well-appointed three-piece family bathroom.

Without doubt, one of the property's most appealing features is the generous rear garden. Predominantly laid to lawn, it is beautifully framed by mature established shrubs, creating a wonderful sense of privacy and tranquillity. A charming timber pergola welcomes a paved seating area, providing the perfect spot to enjoy the sunshine or entertain family and friends, whilst a greenhouse will appeal to keen gardeners. The garden also benefits from side access on both sides of the bungalow, offering excellent practicality.

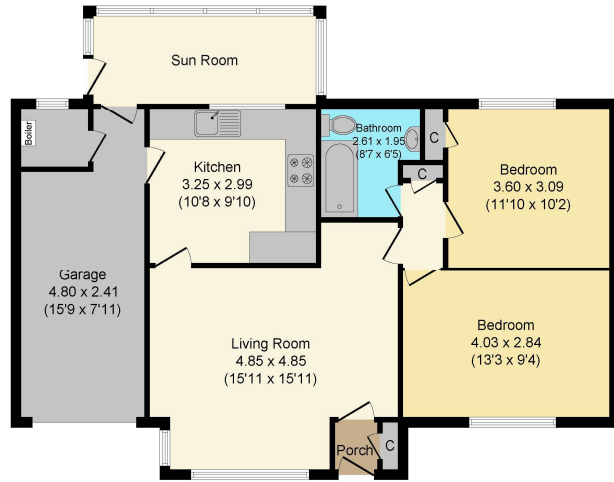
Council Tax Band: C



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Ground Floor
Floor area 81.70 sq.m. (879.41 sq.ft.)

Total floor area: 81.70 sq.m. (879.41 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

What3Words: mason.bland.stroke

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

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