



Bond
Oxborough
Phillips

Changing Lifestyles

80 Oakland Park South
Sticklepath
Barnstaple
Devon
EX31 2HU

Guide Price: £280,000 Freehold



Changing Lifestyles

01271 371 234
barnstaple@boproperty.com

80 Oakland Park South, Sticklepath, Barnstaple, Devon, EX31 2HU

AN IMMACULATE SEMI-DETACHED BUNGALOW



- 2 Bedrooms

- Spacious Reception Room with direct access to the garden

- Kitchen equipped with modern appliances

- 4-piece Bathroom

- Conveniently situated within close proximity to public transport links & local amenities

- Driveway parking for several vehicles

- A fantastic opportunity for those seeking a beautifully renovated bungalow in a favoured location

- No onward chain



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.



Changing Lifestyles

01271 371 234
barnstaple@bopproperty.com

80 Oakland Park South, Sticklepath, Barnstaple, Devon, EX31 2HU

Changing Lifestyles

This immaculate 2 Bedroom semi-detached bungalow is now available for purchase. The property has recently undergone a complete renovation, transforming it into a modern and stylish residence in the highly coveted area of Sticklepath.

The property benefits from an elegant Reception Room, which is notably spacious and provides direct access to the garden. It is the ideal spot for relaxation or hosting guests. The Kitchen has been recently refurbished and equipped with modern appliances, creating a functional and contemporary space for cooking and dining.

The bungalow features 2 double Bedrooms, offering ample space for comfort and storage. The Bathroom, like the rest of the house, is newly refurbished and boasts a luxurious 4-piece suite, adding a touch of opulence to the everyday routine.

One of the major highlights of this property is its location. It is conveniently situated within close proximity to public transport links and local amenities, making it a practical choice for many. This area also boasts a strong local community, providing a warm and friendly environment for residents.

In addition to the elegant interiors, the property also offers driveway parking for several vehicles, enhancing its practicality.

This 2 Bedroom bungalow, with its unique features and prime location, presents a fantastic opportunity for those seeking a stylish and comfortable living space in Sticklepath. Enjoy the comfort, convenience and charm of this beautifully renovated bungalow. Don't miss this opportunity to own a slice of tranquillity and convenience in a favoured location. Offered for sale with the benefit of no onward chain!

Council Tax Band

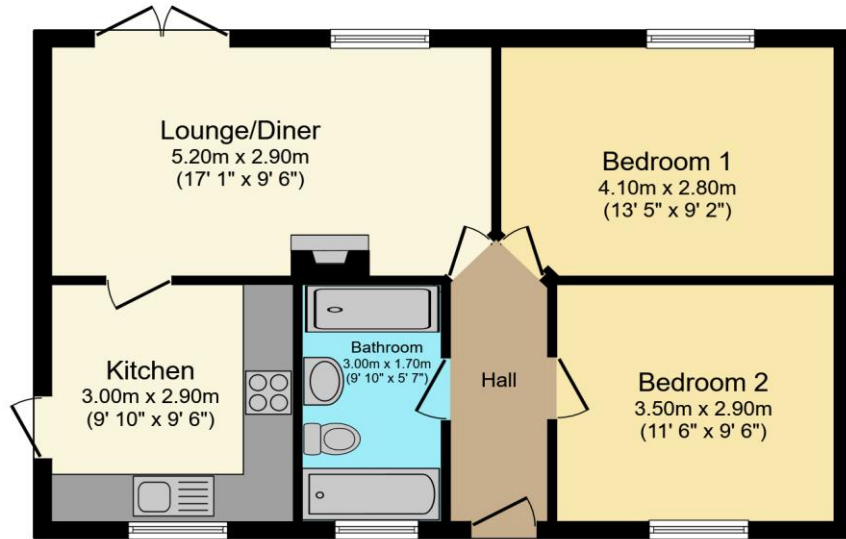
B - North Devon Council



Changing Lifestyles

01271 371 234
barnstaple@bopproperty.com

80 Oakland Park South, Sticklepath, Barnstaple, Devon, EX31 2HU



Floor Plan
Floor area 56.2 sq.m. (605 sq.ft.)

TOTAL: 56.2 sq.m. (605 sq.ft.)

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		90
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Directions

From Barnstaple Town Centre proceed up Sticklepath Hill following signs for Bickington / Fremington. Upon reaching The Cedars roundabout, take the second exit onto Bickington Road. Take the next right hand turning onto Eilerslie Road. Continue on this road bearing right and take the next left hand turning into Oakland Park South. Take the first right hand turning into the cul-de-sac and carry along the road to where you will find number 80 on your right hand side after a short distance.

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@boproperty.com