



38 Tudor Drive



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Sticklepath, Barnstaple, Devon EX31 2DR

Local amenities/bus services within walking distance. Tarka trail , Barnstaple town centre 15-20 minute walk.

A five bedroom detached property with double garage located in a sought after residential area, close to amenities.

- Entrance Porch & Hallway
- Sitting & Dining Room
- Mature Gardens
- Integral Double Garage / Utility
- Council Tax Band E
- Fitted Kitchen
- Good sized plot
- 5 Bedrooms/2 Bathrooms
- No Onward Chain
- Freehold

Guide Price £509,950

SITUATION AND AMENITIES

Located in a sought after residential area within a short walk of local amenities, Sticklepath plays host to a renowned fish & chip shop, Chinese take away, petrol station, corner shop and two popular public houses, in addition to primary schooling and Petroc, the North Devon College. Supermarkets, regular bus services, Anchor Woods and the Tarka Trail, which is popular among cyclists as well as walkers and leads to Instow, a prominent coastal village with a cricket ground, yacht club, and beach. Barnstaple town centre is about a 10-15 minute walk away. An Asda supermarket, a range of businesses, a gym, regular bus and railway services, and an indoor Tarka Tennis and leisure centre are all also nearby. Roundswell is a modern residential/business district located just outside of Barnstaple, with out-of-town supermarkets such as Sainsburys, Lidl, and Aldi within the vicinity. There is easy access to the A361 North Devon Link Road and within about 45 minutes, to Junction 27 of the M5 Motorway. Tiverton Parkway provides trains to London Paddington in just over 2 hours. Within about half an hour by car are the sandy surfing beaches at Saunton (also with championship golf course), Croyde and Woolacombe and Exmoor can be reached in a similar time, as can the Cornish border.

DESCRIPTION

A detached house offered with no onward chain. The property presents part rendered and brick elevations, with double glazed windows, beneath a tiled roof. The layout on the ground floor briefly consists; Entrance Porch, Hallway, Modern Kitchen with underfloor heating, Sitting Room with adjoining Dining Room. On the First Floor there are 5 Bedrooms, the main bedroom has a modern en-suite, there is also a family Bathroom. Outside there is a driveway at the front with ample parking for multiple vehicles, leading to a Double Garage with Utility area and WC. Large lawned front garden. At the rear is an enclosed, mature garden.



ENTRANCE

Double glazed door leads into entrance porch and further door into hallway. Stairs off to first floor landing, with carpeted floors. Understairs cupboard and door leading to integral double garage (described later).

KITCHEN

Dual aspect room with windows to front and side and door leading to side garden. Matching shaker style, soft closing wall and base units with cupboards and drawers. Large pan drawers, pull out towel rail, space for free standing fridge freezer and dishwasher, range master stove with twin extractor and oven. Wooden worktops with 1 ½ stainless steel sink, drainer with mixer tap and tiled splash back, down lighting.

LIVING ROOM & ADJOINING DINING ROOM

Windows and French doors to rear garden, Adam style, stone fireplace with electric coal effect fire.

FIRST FLOOR LANDING

Loft access via hatch. Carpeted.

BEDROOM 1

Built in wardrobes with mirror sliding doors, built in shelving and hanging rails. Carpeted. Windows to front

EN-SUITE SHOWER ROOM

Modern recently fitted white suite, double shower, dual flush close coupled WC, vanity handwash basin with mixer tap and shaver point. Opaque window to rear, heated towel rail, tile effect vinyl flooring.

BEDROOM 2

Dual aspect room with window to front and side. Carpeted.

BEDROOM 3

Dual aspect room with windows to side and overlooking rear garden. Carpeted.

BEDROOM 4

Also overlooking the rear garden. Carpeted.

BEDROOM 5

Single bedroom, would make ideal study. Carpeted. Window to rear

FAMILY BATHROOM

Opaque window to front, panelled bath with shower over, vanity unit with hand wash basin with mixer tap, Roca WC, mirror, shaver point and light, heated towel rail, airing cupboard housing hot water cylinder and slatted shelving. Tiled floor to ceiling. Carpeted.

DOUBLE GARAGE

With large single garage door, utility area with plumbing for washing machine, and space for tumble dryer. (this area could be partitioned off from the garage) door leading to WC with window to rear, wall mounted hand wash basin and low-level WC, wall mounted gas boiler. Door from garage leading to side garden.

OUTSIDE

The property is approached by a long driveway with parking for multiple vehicles, level lawn and space to create further parking if required. Mature hedging to both sides and pathways leading to the rear of the property. Private mature garden, with sun terrace, level lawns and borders stocked with shrubs, plants and trees. Outside tap and two garden sheds.

SERVICES

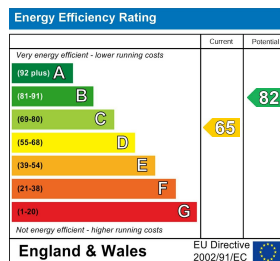
All mains services connected, gas fired central heating.

DIRECTIONS

What3Words: <https://w3w.co/bought-orchestra-choice>

Leaving Barnstaple on the A3125 towards Bideford, at the top of Sticklepath Hill, turn left at the mini-roundabout into Old Torrington Road signed Petroc. Proceed on this road for approximately 600 meters, take the 3rd right hand turn into Grange Avenue, then take another right hand turn into Tudor Drive. The property can be found on the right hand side.

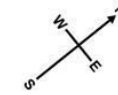




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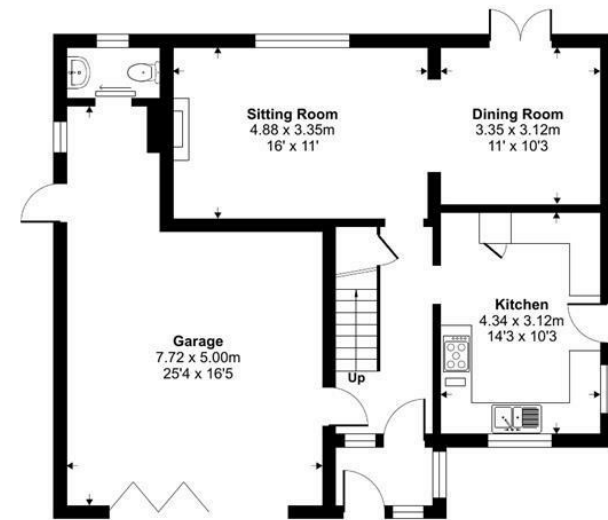
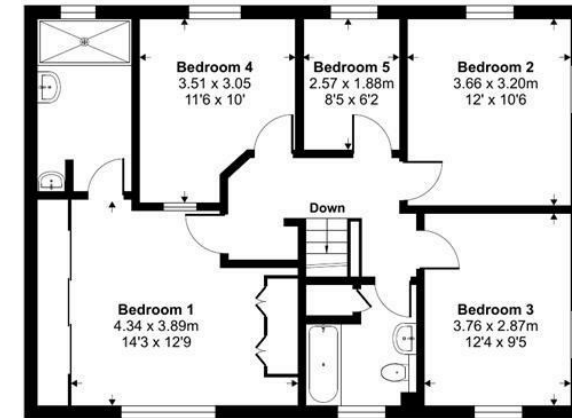
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Approximate Area = 1776 sq ft / 164.9 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2022. Produced for Stags. REF: 973645



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