



27 Sticklepath Terrace



**STAGS**



# 27 Sticklepath Terrace

Sticklepath, Barnstaple, Devon EX31 2AY

Local amenities/bus services nearby. Barnstaple Town Centre approx.

An attached Victorian town house currently split into two letting units, may suit home with income investment property or adapt into a family home.

- Victorian Townhouse
- Investment Opportunity
- Investment or Home /Income
- Gas Fired Central Heating
- Two letting units
- Council Tax Band A
- 1 Bedroom Flat
- Freehold
- 2 Bedroom Maisonette
- EPC Band C

Guide Price £279,950

## SITUATION AND AMENITIES

The property is situated close to Barnstaple town centre, which is approximately a 5 minute walk. Other amenities close by include, Asda and Tesco supermarkets, variety of shops, gym, regular bus and railway services, indoor Tarka Tennis and leisure centre. Primary schooling and Petroc, the North Devon College are also closely. There is easy access to the Tarka Trail, popular with cyclists and walkers alike, and leads to the favoured coastal resort of Instow with cricket ground and yacht club, as well as beach. Roundswell is a modern residential/business District lies just outside Barnstaple and is within close proximity offering out of town stores including Sainsburys, Lidl and Aldi. There is good access to the A361 North Devon Link Road which leads, in about 45 minutes, to Junction 27 of the M5 Motorway, and also to Tiverton Parkway with trains to London Paddington in just about 2 hours. Within about half an hour by car 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

An attached Victoria town house providing adaptable accommodation over three floors, along with a basement level that may have future scope to create additional accommodation. The property has been used as an investment property and has been split into two letting units but could be altered to be a large family home. There is an enclosed rear courtyard and on street, residents permit parking. Both properties benefits from double glazing and gas fired central heating. The layout of accommodation with approximate dimensions is more clearly identified in the accompanying floorplans detailed as follows;

## MAISONETTE

ENTRANCE HALL stairs off to first floor landing, opaque window to side. BATHROOM opaque window to rear, tiled floor, aqua panel boarded walls, panelled bath with shower over, WC, pedestal wash basin. OPEN PLAN KITCHEN/DINING/LIVING ROOM windows to front and rear, fitted matching wall and base units with cupboards and drawers, integrated electric oven and gas hob with extractor over, space for white goods, inset stainless steel sink and drainer, wall mounted Potterton gas boiler, part tiled and carpeted living area. HALF LANDING with window to rear, storage cupboard. BEDROOM 1 with window to front. BEDROOM 2 with window to rear, both with fitted carpets.

## GROUND FLOOR FLAT

LIVING ROOM with bay window to front, fitted carpet. INNER HALLWAY leading to bedroom and kitchen, under stairs cupboard. BEDROOM with window to rear. KITCHEN window to side, tiled floor, matching wall and base units with cupboards and drawers, space for washing machine, electric oven and hob, extractor over, tiled splashback, stainless steel sink and drainer with mixer tap. SHOWER ROOM opaque window to side, tiled floor to ceiling, dual flush close coupled WC, pedestal wash basin, cupboard housing Worcester boiler, extractor fan.

## OUTSIDE

To the front of the property is a small, low maintenance garden area. On street parking with permit parking, enclosed rear courtyard with access to the basement.

## SERVICES

Mains water, drains, electric and independent gas fired central heating systems.

## DIRECTIONS

Proceed over Barnstaple Long Bridge, travelling away from the town, at the roundabout take the second exit (straight on) onto Sticklepath Terrace. The property can be found approximately 150m up on the right hand side with a for sale board clearly visible.

## LETTINGS

There has never been a better time to consider a buy-to-let investment and this property may be of interest to buy-to-let investors. Our lettings department has prepared some figures for this property, which should be achievable in the current market. The Stags Residential Letting team would be happy to discuss these figures and provide further information about the letting services on offer. They can be contacted on 01271 322837 or [rentals.northdevon@stags.co.uk](mailto:rentals.northdevon@stags.co.uk).



These particulars are a guide only and should not be relied upon for any purpose.

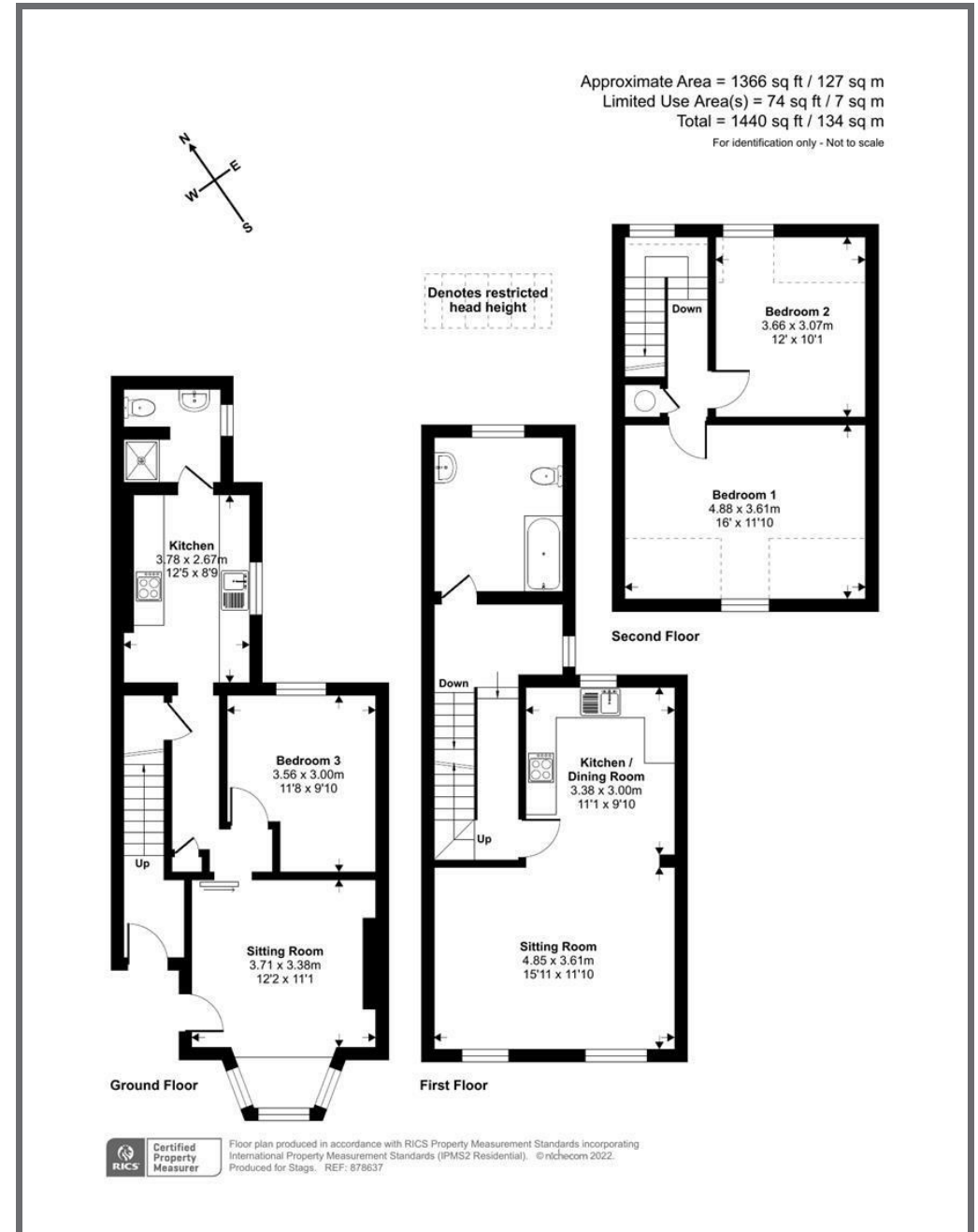


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>76</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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