



Flat 2, 33 Sticklepath Terrace, Barnstaple, EX31 2AY

£160,000

This fantastically light and spacious first floor/second floor, 2 bedroom maisonette is now available with no onward chain, a 969 year lease, vacant possession and it has just been newly decorated throughout.

Description

This fantastically light and spacious 1st/2nd floor, 2 bedroom maisonette is now available with no onward chain, a 969 year lease, vacant possession and it has just been newly decorated throughout.

The first floor of this maisonette has a generously sized shower room complete with 3 piece suite, a fitted kitchen with built in oven and hob, along with a lounge that spans 11'5ft by 12ft. Upon the 2nd floor there are 2 double bedrooms and a storage cupboard.

The flat has been decorated to a brilliant standard from top to bottom and is ready for occupation immediately.

Flat 2, 33 Sticklepath Terrace is situated just outside of the town centre with multiple retail parks, the high street, train station and bus station, North Devon District hospital and industrial sites all within walking distance which makes this a great location for a first time buyer, or, for an investor looking to attract tenants for the property.

Collyers Properties would suggest a rental value of £695pm which would achieve a 5% ROI.

Lounge 15'5" x 12'0" (4.72m x 3.66m)



Kitchen 11'8" x 9'4" (3.58m x 2.87m)



Bathroom



Bedroom 1 13'9 x 12'2 (4.19m x 3.71m)



Bedroom 2 11'8" x 9'4" (3.58m x 2.87m)



Consumer Protection and Unfair Trading Regulations

The Agent has 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. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain

verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Measurements

While we endeavour to make our particulars accurate and reliable all measurements are approximate and should not be relied upon.

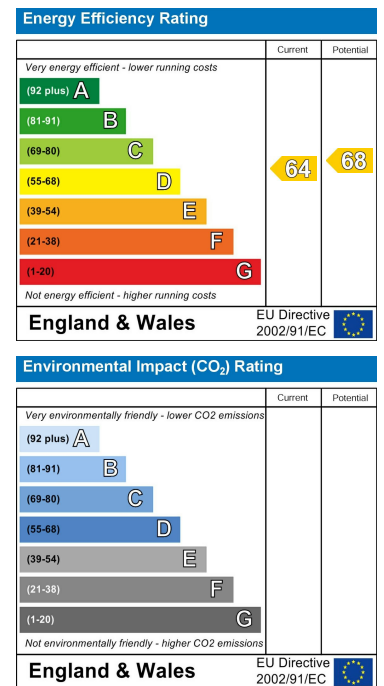
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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