



Oakland Park South, Stricklepath, Barnstaple, Devon, EX31 2HX



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Offers Over £270,000

John Smale & Co are pleased to offer For Sale, this Extended 3 Bedroom Semi-Detached Bungalow in need of general updating and modernisation situated in the popular Residential Area of Oakland Park South, close to local amenities. The property is situated on a generous sized plot with Front and Rear Gardens and Off Road Parking. Available with No Onward Chain.

The accommodation comprises an ENTRANCE PORCH, leading to an ENTRANCE HALL with airing cupboard, access to the loft space (partly boarded) with pull down ladder, radiator and fitted carpet. The KITCHEN comprises plenty of units and working surfaces, space for appliances, integrated oven with hob and extractor hood over. Wall mounted boiler for domestic hot water and central heating, two double glazed front aspect windows and radiator. Doors lead off the KITCHEN to the LOUNGE/DINER and BEDROOM THREE. BEDROOM THREE with radiator, fitted carpet and double glazed window to side elevation. The LOUNGE/DINER is an extremely spacious triple aspect room with patio doors to REAR GARDEN. Fitted carpet and radiator. BEDROOM ONE is a spacious double room, with double glazed window with front aspect, radiator and fitted carpet. BEDROOM TWO with fitted wardrobes, fitted carpet, radiator and double glazed window to the rear elevation. The SHOWER ROOM comprises low level W/C, wash hand basin with storage under, shower cubicle with seat, tiling, heated towel rail and frosted double glazed window to front elevation.

OUTSIDE, there is a low maintenance front garden laid with chippings. Access to side of the property with a paved rear courtyard area with 2 block-built outbuildings with power. There is a car port, which provides parking for one vehicle.

Ideally located close to the amenities at Sticklepath to include local shops, pubs, primary school and places of worship; the leisure centre and main town of Barnstaple are only just one mile distant. The Oakland Park South address is a popular edge of town location it forms part of Sticklepath, which is a well established residential area, which has its own amenities, while a Sainsburys superstore, Costa Coffee, McDonalds and Dunelm can be found at the nearby Roundswell Retail Park. Barnstaple, the regional centre for North Devon, where you will find a wide choice of shopping and leisure facilities as well as the train station and bus station.

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Semi Detached Bungalow
In Need of General Modernisation
Spacious And Extended Accommodation
Three Bedrooms
Fitted Kitchen
Triple Aspect Lounge/Dining Room With Sliding Doors To Rear Garden
Low Maintenance Front And Rear Gardens
Off Road Parking
Close To All Amenities Including Sainsburys
No Onward Chain

Entrance Porch

Entrance Hall

Kitchen

16' 7" x 8' 9" (5.05m x 2.67m)

Lounge/Diner

19' 6" x 16' 6" (5.94m x 5.03m)

Bedroom One

11' 10" x 9' 1" (3.61m x 2.77m)

Bedroom Two

11' 6" x 9' 0" (3.51m x 2.74m)

Bedroom Three

8' 8" x 6' 5" (2.64m x 1.96m)

Shower Room

Outside

Low maintenance walled front garden laid with chippings. Access to side of the property with a paved rear courtyard area with 2 block-built outbuildings with power. There is a car port, which provides parking for one vehicle.

SERVICES

Services: We understand all mains services are connected.

Council Tax Band: C.

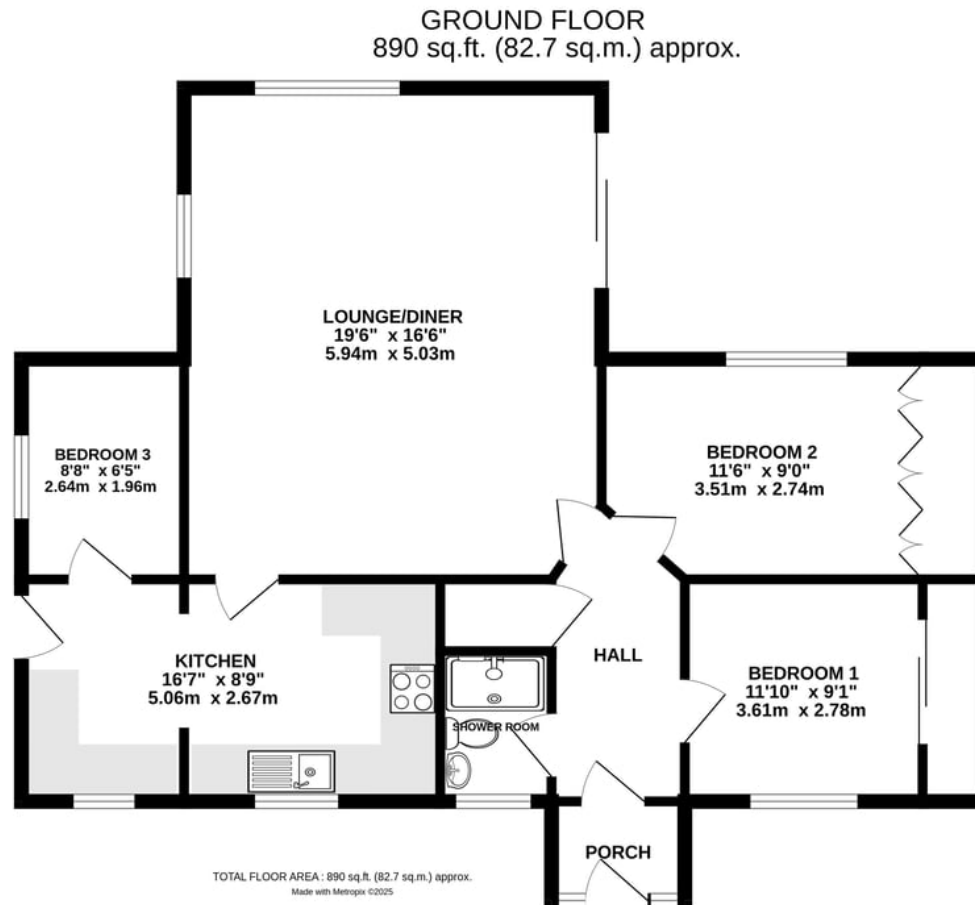
Please note: Council Tax bandings can be reassessed after a change of ownership. For further information please contact the local authority.

EPC Energy Rating: D.

DIRECTIONS

To locate the property, follow SatNav EX31 2HX.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	68	83
(81-91) B		
(69-80) C		
(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		
