



Ayr, Bickington Road, Sticklepath, Barnstaple, Devon, EX31 2DB





Ayr, Bickington Road, Sticklepath, Barnstaple, Devon, EX31 2DB
£450,000

FIRST TIME ON MARKET FOR 43 YEARS! Pleasantly set on a generous sized level plot affording easy access to local amenities is this detached bungalow dating from circa 1930, which has the potential to provide the possibility of 5 bedroomed accommodation.

Briefly the PVC double glazed and gas centrally heated accommodation, which retains a number of character features including fireplaces, picture rails etc, comprises Entrance Hall, Sitting Room, Dining Room, Kitchen, 3 Double Bedrooms and Bathroom. Subject to planning permission there is ample space on the upper floor to create 2 Further Bedrooms without a large amount of work.

Sticklepath is a sought after location, with a mix of residential properties. It houses a good selection of local amenities including convenience store, service station, pubs, takeaways, schooling and Petroc College whilst a regular bus service running directly past the property giving access into Barnstaple Town Centre, housing the areas main shopping, business and commercial venues.

In all, a superb property with so much potential, able to provide a comfortable family home or suitable as a retirement residence. An early inspection is advised to avoid disappointment!

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1930s Detached Bungalow
PVC Double Glazing
Gas Fired Radiator Central Heating
Possibility Of 5 Bedrooms
2 Reception Rooms
Generous Sized Level Plot
Detached Garage
Ample Parking
Character Features



Entrance Hallway

Living Room

12' 0" x 16' 1" (3.66m x 4.90m)

Dining Room

11' 8" x 16' 1" (3.56m x 4.90m)

Kitchen

12' 4" x 14' 3" (3.76m x 4.34m)

Bedroom One

12' 0" x 11' 10" (3.66m x 3.61m)

Bedroom Two

11' 8" x 8' 10" (3.56m x 2.69m)

Bedroom Three

12' 8" x 9' 0" (3.86m x 2.74m)

Family Bathroom

First Floor

Potential For 2 Further Bedrooms

11' 2" x 41' 4" (3.40m x 12.60m)

Outside

The property is approached via a tarmac driveway, providing parking space and leading to a Detached Garage. Gardens, which are of a generous size surround the bungalow and to the rear are laid to lawn with mature shrubs, bushes etc along with a summerhouse, garden shed and a greenhouse.

Detached Garage

19' 0" x 12' 0" (5.79m x 3.66m) With up and over door, power and lighting, with an external W/C to the side.

SERVICES

Services: All Mains Services Are Available.

Council Tax Band: D.

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

EPC Energy Rating: E.

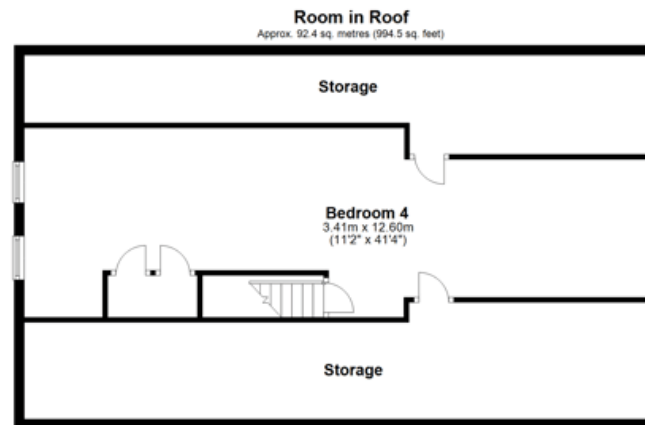
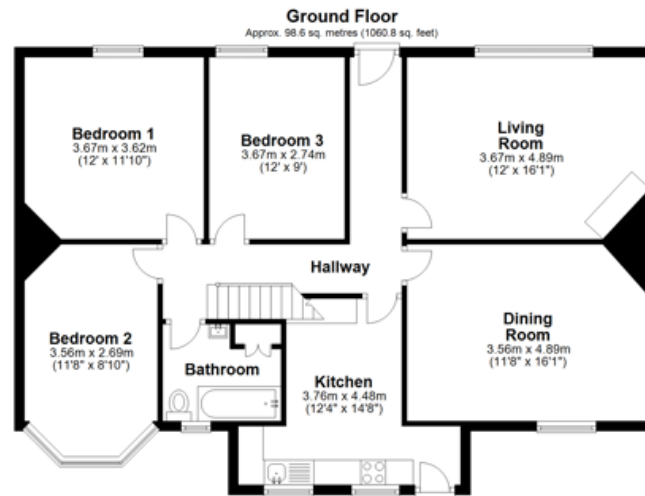
Tenure: Freehold.

DIRECTIONS

From Barnstaple Town Centre cross the River Taw via the Old Bridge proceeding through traffic lights and at a roundabout turn right. Straight through the next traffic lights to a large roundabout where proceed straight across ascending a hill to another roundabout where bear right. Ayr is now located on your left hand side and is identified by a For Sale board.

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Total area: approx. 190.9 sq. metres (2055.3 sq. feet)

Produced by Energy Performance Services for identification purposes only.
Plan produced using PlanUp.

Ayr, Bickington Road

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Energy Efficiency Rating		Current	Potential
<i>Vary energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(56-68)	D		
(39-54)	E		
(21-38)	F	42	
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		<small>EU Directive 2002/91/EC</small>	



