



John Smale
& Co. Estate Agents
johnsmale.com
FOR SALE

6 Oakland Avenue, Sticklepath, Barnstaple, Devon, EX31 2EN





6 Oakland Avenue, Sticklepath, Barnstaple, Devon, EX31 2EN

Guide Price £300,000

Situated in sought after Sticklepath, with it's well regarded school, range of shops, pub, take aways and other amenities is this good size three bedroom semi detached home. Located on the much favoured and quiet half of Oakland Avenue, this property enjoys a particularly sunny aspect and the large windows (including box bay window to the front aspect) help to flood the house with light, whilst the high ceilings add to the feeling of light and airy accommodation. From the wide and welcoming hallway a door leads off to the cosy sitting room with bay window, wood burning stove and characterful wooden floors, whilst at the end of the hallway there can be found a charming and spacious kitchen / dining room with a stylish fitted kitchen as well as stripped pine fronted cabinets either side of the chimney breast. Double doors lead out from this room to the enclosed garden and a doorway off reveals the ever useful utility room, with space for numerous appliances. On the first floor, the landing benefits from a large window which fills the space with light, and doors lead off to three good size bedrooms, the master with built in wardrobes. The shower room has been refitted with a contemporary matt black shower and looks as cool as it is warm!

6 Oakland Avenue, Sticklepath, Barnstaple, Devon, EX31 2EN

Sought After Sticklepath Location
Nearby Primary School With Excellent Reputation
Semi-Detached Family Home
High Ceilings And A Sunny Aspect
Cosy Sitting Room With Wood Burning Stove
Spacious Kitchen/Diner With Utility Room Off
Three Well Proportioned Bedrooms
Contemporary Shower Room
Enclosed Rear Garden
Off Road Parking

Front Door To Entrance Hall

Living Room

10' 1" x 14' 4" (3.07m x 4.37m)

Kitchen / Dining Room

15' 1" x 11' 10" (4.60m x 3.61m)

Utility Room

8' 5" x 4' 5" (2.57m x 1.35m)

Stairs To First Floor Landing

Bedroom One

9' 2" x 10' 0" (2.79m x 3.05m)

Bedroom Two

8' 2" x 11' 10" (2.49m x 3.61m)

Bedroom Three

6' 11" x 8' 8" (2.11m x 2.64m)

Bathroom

7' 3" x 6' 10" (2.21m x 2.08m)

Outside

At the front of the property is a driveway providing off road parking and a gateway giving access to the side area of garden, which in turn leads to the enclosed rear garden. Laid to patio for ease of maintenance and with raised border beds, the garden enjoys a sunny aspect whilst being secure for children and pets. Two timber sheds provide additional storage.

SERVICES

Services: We understand all mains services to be available.

Council Tax Band: C.

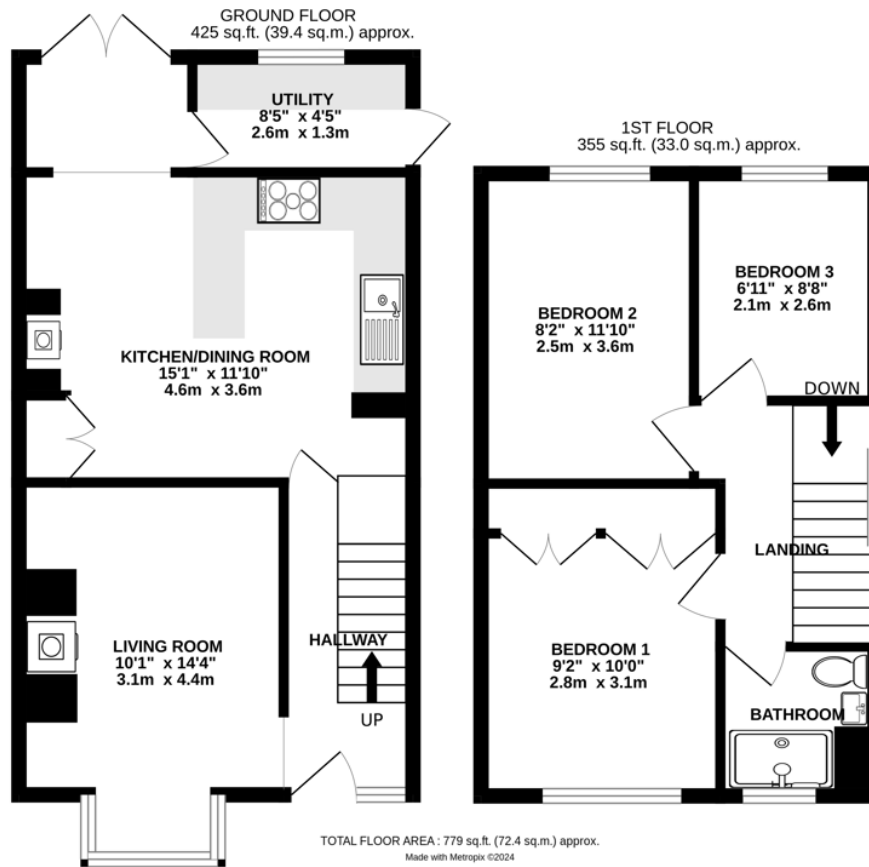
Please note: Council Tax bandings can be reassessed after a change of ownership. For further information please contact the local authority.

EPC Energy Rating: D.

DIRECTIONS

From the town centre proceed over the old bridge and take the 3rd exit at the next roundabout. Continue over 2 sets of traffic lights and proceed up Sticklepath Hill. At the mini roundabout take the 2nd exit and after passing the Pelican take away on the right and the convenience store on the corner, turn right and follow this road around to the left and at the mini roundabout take the 3rd exit onto Oakland Avenue and the property will be found a short distance along on the right hand side.

*At John Smale & Co we don't just sell houses!
Contact us now for information on all of our other services including Auctions, Commercial Property and Market leading independent financial advice.*



Any representation made by John Smale & Co Estate Agents, whether orally or in writing made in reference to these particulars, or prior to them being produced is believed to be correct, but its accuracy is not guaranteed, and it should not be relied on. Any areas, land plans, measurements, distance, or orientations are given in good faith but approximate only. The property, its services, appliances, fixtures, and fittings have not been surveyed or tested by John Smale & Co Estate Agents. Any reference to any property alterations is not a statement that any necessary planning, building regulations or other consent has been granted. The agents advise buyers to instruct their chosen solicitors, surveyors, or any other relevant property professionals to clarify any matters concerning the property.

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(54-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



