



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



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£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. 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!

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

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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.

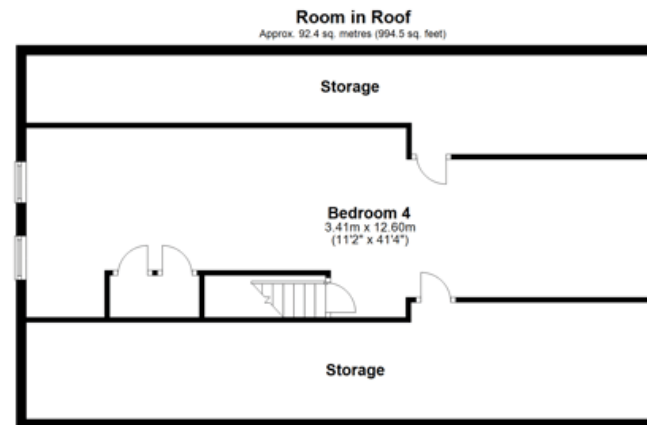
Tenure: Freehold.

## 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
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		78
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	42	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



