



46 Elizabeth Drive, Sticklepath, Barnstaple, Devon, EX31 3AJ





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Guide Price £350,000

Enjoying an elevated position with far reaching views from the rear elevations and being situated on a larger than average plot with scope for further extension (STPP) this well presented and cared for property is a fine example of a late 1960s home. On the ground floor there is a wide and welcoming hallway with WC off, a bright and sunny double aspect living room and, having been extended at the rear to provide a wonderful kitchen with utility / rear porch leading off, the original kitchen has now become a dining / second reception room giving a wonderfully flexible layout. On the first floor there are three larger than average bedrooms, those at the rear enjoying far reaching views, a family bathroom and various storage solutions. The property, which benefits from new carpets throughout, is double glazed and centrally heated, making it the perfect home for winter and summer and there is high speed fibre broadband available for modern day living.

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Substantial Family Home
Sought After Sticklepath Location
Set Back From Road Around A Delightful Green
Extended To Rear Giving A Larger Kitchen And Dining Room
New Carpets Throughout
Three Good Size Bedrooms
Parking And Garage
Far Reaching Views From Rear
No Onward Chain



Entrance Hallway

Living Room

3.9m x 5.6m (12' 10" x 18' 4")

Dining Room

4.4m x 3.7m (14' 5" x 12' 2")

Kitchen

3m x 3.5m (9' 10" x 11' 6")

Utility Room

Downstairs W/C

Stairs to First Floor Landing

Bedroom One

3.3m x 3.8m (10' 10" x 12' 6")

Bedroom Two

3.4m x 3.0m (11' 2" x 9' 10")

Bedroom Three

2.5m x 3.6m (8' 2" x 11' 10")

Family Bathroom

Outside

To the front of the property is a gated driveway providing off road parking and giving access to the integral garage. There is a charming rockery feature with several mature shrubs as well as a gate giving access to the rear garden. To the rear is a delightful oasis of a garden, laid mainly to lawn and featuring several mature fruit trees and shrubs and being bounded by a combination of mature hedging and robust timber fencing.

SERVICES

Services: We understand all mains services to be 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.

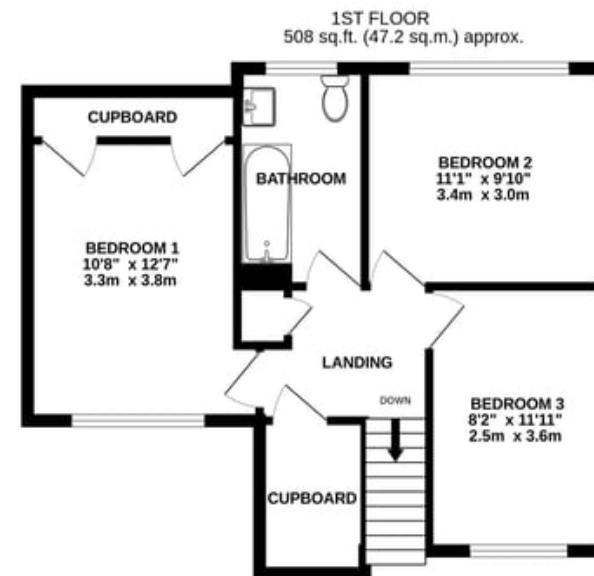
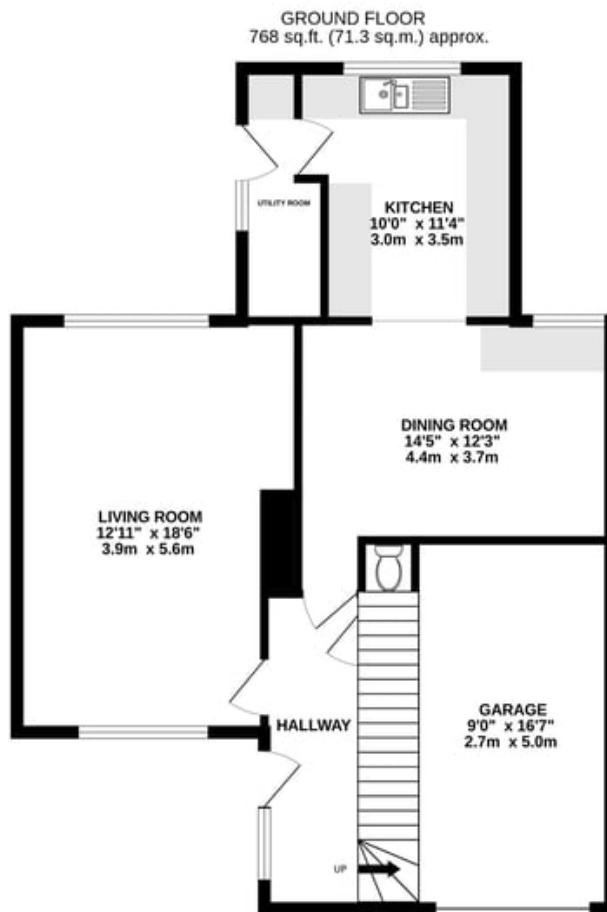
EPC Energy Rating: E.

DIRECTIONS

From Barnstaple town square proceed over the old bridge and take the 3rd exit at the roundabout. Go straight across the next 2 sets of lights and proceed up Sticklepath Hill until reaching the mini roundabout and here take the 1st exit. Follow this road and go across the mini roundabout, continuing until reaching Philip Avenue on the left and turn in here. Follow this road until reaching the turning on the left for Elizabeth Drive and turn into the road, continuing up the hill and around to the right and take the right turn immediately before the green and the property will be seen on the left with a For Sale sign displayed.

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TOTAL FLOOR AREA: 1276 sq.ft. (118.5 sq.m.) approx.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	84
(81-91)	B	
(69-80)	C	
(54-68)	D	51
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

