

Clifton Street, Sticklepath, Barnstaple
£195,000

Estate Agents and Auctioneers



- Terraced 3 Bedroom house
- Open Plan Lounge & Dining Room
- Ground Floor Bathroom
- Loft Room with Skylight
- Gas Fired Central Heating & Double Glazing
- Close Proximity to Town & Amenities
- Modern Fitted Kitchen
- Three First Floor Bedrooms
- Courtyard Garden
- Ideal First Time Buy or Buy to Let Opportunity

2 Clifton Street, Sticklepath, Barnstaple, Devon, EX31 2AZ

A terraced, three bed roomed house, situated in a tucked away location and within a short walk to Barnstaple Town centre and all other local amenities. Accommodation briefly comprises of entrance hall, hallway, open plan lounge/dining room, modern fitted kitchen, utility room/rear porch, ground floor bathroom, three first floor bedrooms and a spacious loft room. Rear courtyard with separate pedestrian access and street parking to the front of property.

Entrance Hall

Hallway

Stairs to First Floor.

Lounge / Dining Room

3.35m x 6.59m (11' 0" x 21' 7")

Kitchen

2.48m x 3.28m (8' 2" x 10' 9")

Utility Room / Rear Porch

1.49m x 3.28m (4' 11" x 10' 9")

Bathroom

2.06m x 2.22m (6' 9" x 7' 3")

First Floor Half Landing

Leading to Bedroom Three. Steps up to Main Landing area.

Bedroom Three

2.45m x 3.61m (8' 0" x 11' 10")

First Floor Landing

Loft hatch with ladder to Loft Room.

Loft Room

10' 2" x 13' 2" (3.10m x 4.01m) With skylight window, electric point and light.

Bedroom Two

2.48m x 3.49m (8' 2" x 11' 5")

Bedroom One

2.93m x 4.06m (9' 7" x 13' 4")

Outside Rear Courtyard

4.06m x 6.81m (13' 4" x 22' 4") L-Shaped Rear Enclosed Garden with pedestrian gate out to lane behind. Street parking to the front of the property,

Agents Note

We only have one external picture at present as the property is currently tenanted.

Services

All Mains Services Connected. Gas, Electric & Water.

Council Tax Band: A. 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 Barnstaple Square, travel over the long bridge and straight over the roundabout, onto Sticklepath Terrace. Take a right hand turn into Clifton Street and follow road around to the left. Number 2 can be found on your left hand side, with For Sale board displayed.



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.

Email: barnstaple@johnsmale.com Website: www.johnsmale.com

5 Cross Street Barnstaple EX31 1BA

Offices also @ London (Mayfair Office)

Tel: 01271 342000