



45 Shorelands Road



Local amenities/bus services nearby.
Barnstaple Town Centre approx 1 Mile.

A 3/4 bedroom detached house with large driveway, garage and garden.

- Porch & Hallway
- Two Reception Rooms
- Kitchen & Utility Room
- 4 Bedrooms, 2 Bathrooms
- Tandem Garage + Parking
- Landscaped garden
- Popular Area
- Gas Central Heating
- Double Glazing

SITUATION AND AMENITIES

Sticklepath offers good local shopping facilities, together with primary school and Petroc, the North Devon College, whilst a regular bus service operates in the District to Barnstaple town centre, just over a mile. Roundswell a modern residential/business District lies just outside Barnstaple and is within close proximity offering out of town stores including Sainsburys. At Roundswell there is access to the A361 North Devon Link Road which leads, in about 45 minutes, to Junction 27 of the M5 Motorway, and also to Tiverton Parkway with trains to London Paddington in just about 2 hours. Within about half an hour by car the sandy surfing beaches at Saunton (also with championship golf course), Croyde and Woolacombe and Exmoor can be reached in a similar time, as can the Cornish border. The Tarka Trail, popular with cyclists and walkers alike, is also easily accessible, and the favoured coastal resort of Instow with cricket ground and yacht club, as well as beach, is about 20 minutes by car.

DESCRIPTION

ENTRANCE PORCH with tiled floor leading to HALLWAY wood effect flooring, under stairs cupboard and stairs leading to first floor landing, radiator, hive central heating control, door to SITTING ROOM and French doors leading out to garden, fitted carpet, marble fireplace with electric coal effect fire doors leading into DINING ROOM also access from Kitchen with doors leading to garden, radiator. Modern fitted KITCHEN with white units with cupboards and drawers, integrated dishwasher, Range Master range cooker, integrated bosch fridge freezer, stainless steel sink with drainer and mixer tap, windows to front, archway leading through to UTILITY ROOM with matching units and worktops, space for washing machine, stainless steel sink and drainer, matching

tiled splash back and continuation wood effect flooring, additional storage units and door to outside, radiator. Downstairs SHOWER ROOM with contemporary white suite, close coupled WC, hand wash basin with storage below and mixer tap, tiled shower and window to side. BEDROOM 4/OFFICE with window to rear overlooking garden and door leading to sun terrace, fitted carpet and radiator.

FIRST FLOOR LANDING loft hatch with loft ladder, window to side, airing cupboard housing newly fitted Worcester Boiler. BEDROOM 1 with window overlooking rear garden, built in wardrobe and additional storage cupboards, fitted carpet. BEDROOM 2 windows to front, fitted carpet, built in wardrobe. BEDROOM 3 windows to front, fitted carpet, built in wardrobe. BATHROOM opaque window to rear, white suite comprising panelled bath, Roca hand wash basin with mixer tap and vanity surround and WC, marble effect flooring, heated towel rail and tiled walls.

OUTSIDE

To the front of the property is ample parking for 4/5 vehicles, electric vehicle charging point, tandem GARAGE/WORKSHOP with power and light. Enclosed south facing, landscaped rear garden, sun terrace, level lawns, stocked borders, gravelled pathway, two potting sheds, outside tap and summer house.

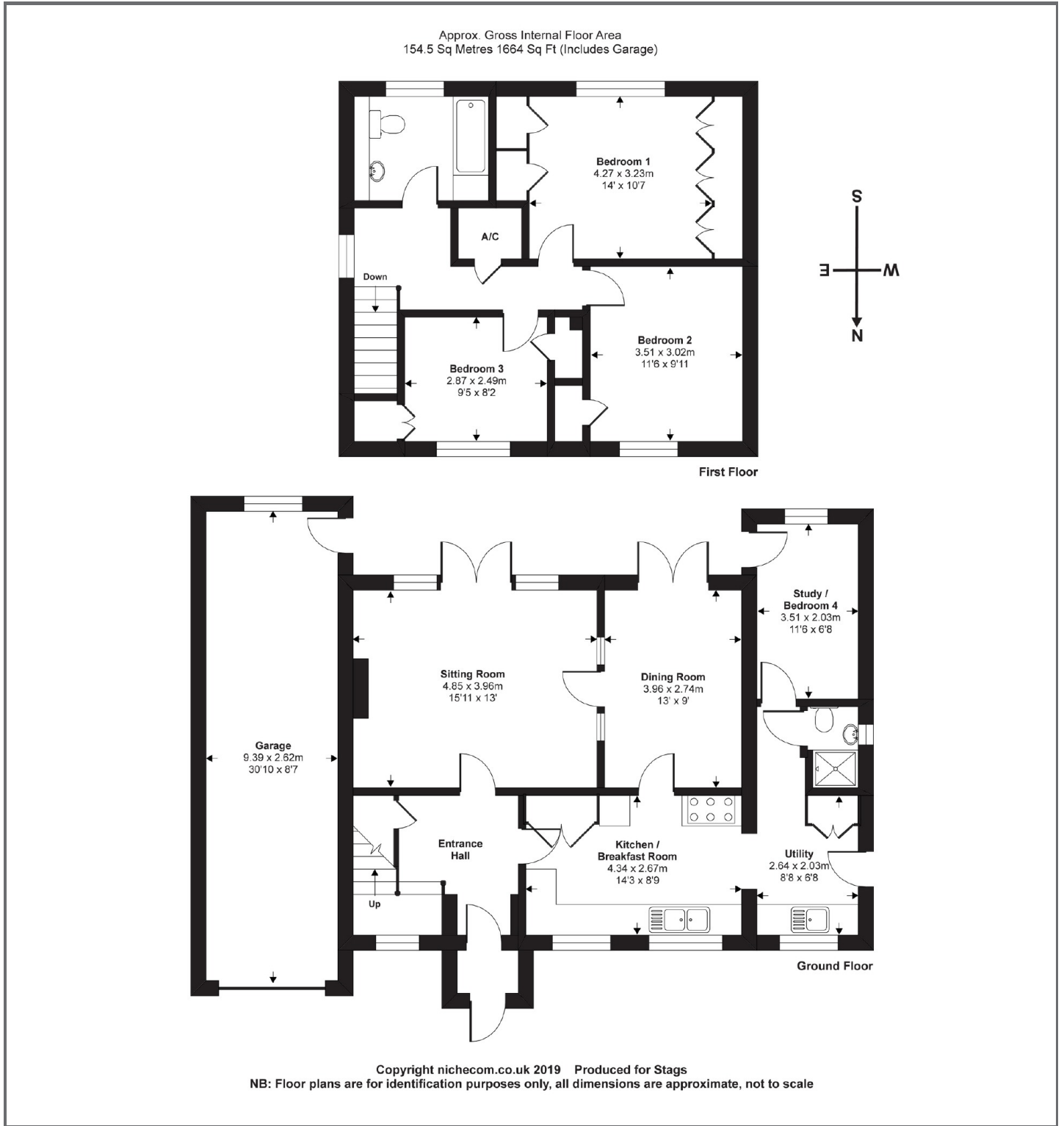
SERVICES

All main services, gas central heating.

DIRECTIONS

Leaving Barnstaple on the A3125 towards Bideford, at the top of Sticklepath Hill, turn left at the mini-roundabout into Old Torrington Road signed Petroc. Turn left at the next mini roundabout, the property can be found immediately on the right hand side.





These particulars are a guide only and should not be relied upon for any purpose.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		71	82
EU Directive 2002/91/EC			

30 Boutport Street, Barnstaple, Devon,
EX31 1RP

01271 322833

barnstaple@stags.co.uk

stags.co.uk