



STAGS

24 Rhododendron Avenue, Sticklepath, Barnstaple, Devon
EX31 2DJ

A 4 bedroom 1930's detached bungalow with a sizeable garden and driveway.

Local amenities nearby. Barnstaple Town Centre 1 mile

• 4 Bedrooms, New Bathroom • 3 Reception Rooms • Driveway
Parking • Large Gardens • Original Character Features • Quiet, Favoured
Location • GFCH & DG • No Onward Chain

Guide Price £399,950

01271 322833 | barnstaple@stags.co.uk

SITUATION AND AMENITIES

Rhododendron Avenue comprises mostly older 1930's homes and is situated within the popular residential location of Sticklepath, the property is easily accessible to local amenities including Shops, Schools, Post Office, popular Pubs, take-aways, Petroc College and St Michaels Nursery. Barnstaple Town Centre is within easy driving distance and offers an excellent range of amenities including both local and national High Street Shops, Banks, Cinema, Theatre and Leisure Centre as well as the North Devon District Hospital just on the periphery of the town. The North Devon Link Road (A361) is also convenient and offers a fast route to the M5 at Junction 27 (Tiverton) and the Motorway network beyond. At Tiverton there is also access to Tiverton Parkway and trains to London Paddington in just over 2 hours. An excellent bus service operates between Barnstaple and surrounding towns with further connections beyond. A National main line railway links Barnstaple with Exeter St Davids with further connecting services to London and beyond and to Exeter Central for the excellent shopping facilities. Saunton, Croyde & Woolacombe Beaches are about 25 minutes by car.

DESCRIPTION

Understood to have been constructed in the 1930's is this 4 bedroom detached bungalow. Situated on a particularly sizeable plot with gated driveway with ample parking, potential space for a garage and large enclosed rear garden. The property has been sympathetically updated by the current owners and retains many of the period features, including; original wooden floorboards, doors and fireplaces in many of the rooms. Some of the upgrades include; new bathroom, electrics, central heating, cavity wall insulation, kitchen, Penguin log burner. The property also offers scope to extend subject to obtaining the necessary consents. The layout of the accommodation is more clearly identified upon the accompanying floorplan but comprises;

OUTSIDE

The front of the property is accessed via two 5-bar gates with driveway parking to the front and side of the property for several vehicles bordered by a range of shrubs and trees. The garden has been newly fenced but there is space to erect a garage subject to consent.



To the rear there is a large enclosed lawned garden with well stocked borders and fruit trees. Summer house, newly pebbled sun terrace/BBQ area.

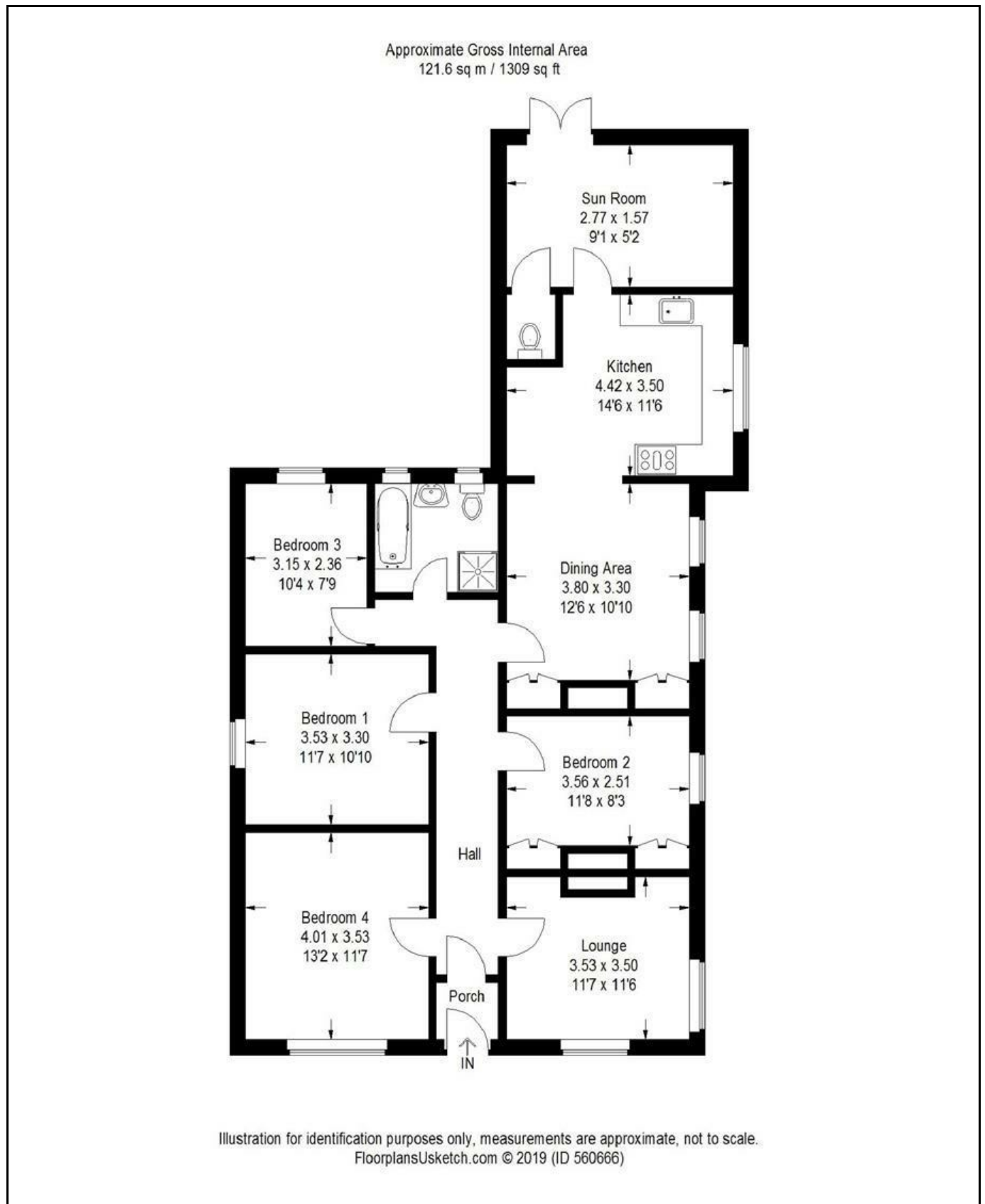
DIRECTIONS

From Barnstaple leave the town in the direction of the A3125 road to Bideford. Cross the stones roundabout and continue up the hill, cross the mini roundabout and follow this road for approximately $\frac{1}{4}$ of a mile and turn left on to Rhododendron Avenue. Follow this road to the bottom where the property will be found last on your left hand side.

SERVICES

All mains services connected. New boiler fitted 2019.





30 Boutport Street, Barnstaple, Devon, EX31 1RP
01271 322833
barnstaple@stags.co.uk



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