



## 2 Bed Bungalow - Detached

St. Mawes Bickington Road, Sticklepath, Barnstaple, EX31 2DA

Asking Price

**£285,000**

- UPVC double glazing and gas fired central heating
- Delightful south facing rear garden
- Potential to extend into the loft space (subject to planning)
- Spacious two double bedroom detached bungalow
- Generous kitchen/diner
- Popular, convenient location

### Directions

From Barnstaple continue over the long bridge and up the new Sticklepath Hill, continuing over the new round about and at the top of the hill continue straight over again passing the shops after a short distance St Mawes will be found on the left hand side with a name plate and for sale board clearly displayed.

**Looking to sell? Let us value your property for free!**

Call 01271 327878  
or email [barnstaple@phillipsland.com](mailto:barnstaple@phillipsland.com)

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## Room list:

### Entrance Hall

### Sitting Room

4.85 x 3.66 (15'10" x 12'0")

### Kitchen/Diner

5.46 x 3.04 (17'10" x 9'11")

### Bedroom 1

4.24 x 3.52 (13'10" x 11'6")

### Bedroom 2

4.86 x 3.66 (15'11" x 12'0")

### Shower Room

2.72 x 1.97 (8'11" x 6'5")

## Overview

A spacious two double bedroom detached bungalow offering a wonderful opportunity for those looking to put their own stamp on a well loved home. Available with vacant possession this is a property that rewards a little vision, with generous proportions throughout, a delightful south facing rear garden and genuine potential to extend into the loft space, subject to any necessary planning consent.

A covered storm porch leads into the reception hall, where you'll find a large storage cupboard with shelving and hanging rails, along with access to the loft space which benefits from both light and a ladder, a real bonus for anyone considering that conversion. The lounge is a bright, dual aspect room with a bay window to the front and a further window to the side, filling the space with natural light. A brick fireplace with an electric coal effect fire provides a cosy focal point.

Bedroom one is equally generous again enjoying a bay window to the front elevation and a full wall of built in wardrobes with a vanity unit, shelving, drawers and hanging rails. Bedroom two, tucked to the rear of the property, is a superb double with scope to create an en suite from the adjacent store room, subject to any necessary consent.

The kitchen is a real surprise in terms of size, comfortably accommodating a dining table alongside fitted base and wall units, a stainless steel sink, space for a fridge freezer and plumbing for a washing machine. A door leads out to the side porch and then the rear garden. Off the kitchen is a very useful pantry providing additional storage. The bathroom comprises a three piece white suite with bath, shower over, WC and wash basin, along with an airing cupboard. A side prch to provides handy access between the front and rear gardens with useful shelving.

## Outside

Outside, the front garden is enclosed and low maintenance with crazy paving and surrounding flower borders. To the rear is where this bungalow really shines, a good sized, enclosed, south facing garden with a patio area perfect for al fresco dining, level lawns, surrounding borders, a greenhouse and a useful timber shed. An outside tap completes the picture.

With UPVC double glazing and gas fired central heating throughout, this is a solid home in a popular location that simply needs a fresh pair of eyes and a touch of modernisation to unlock its full potential.



## Services

Type your text here

## Council Tax band

C

## EPC Rating

## Tenure

Freehold

## Viewings

Strictly by appointment with the Phillips, Smith & Dunn Barnstaple branch on 01271 327878

