



MANOR CLOSE, STICKLEPATH

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## 3/4 Bedroom Chalet Bungalow

9 Manor Close, Sticklepath, Barnstaple, EX31 2DG

Guide Price

**£365,000**

- NO CHAIN!
- Quiet Residential Area
- South Facing Rear Garden
- Driveway Parking for 3+ Vehicles
- Lovely Kerb Appeal
- UPVC Double Glazing
- Excellent Potential
- Gas Central Heating
- Garage

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## Property Description

Occupying a generous corner plot within a peaceful cul-de-sac, this spacious property offers well-balanced accommodation and enjoys wraparound gardens with a south-facing rear aspect with scope for general updating.

As you step inside a central hallway welcomes you with stairs rising to the first floor. To the left, a bright and airy dual-aspect living room features a fireplace, creating a warm focal point. Opposite, Bedroom 3 is a well proportioned ground floor double with views over the front garden and built-in wardrobes, offering flexibility as a guest room or study.

To the rear, the dining room overlooks the garden and can also serve as an additional bedroom or snug, depending on your needs. The kitchen is fitted with a range of wall and base units, ample work surface space, and integrated appliances including an eye-level oven and grill. A door from the kitchen opens into a rear porch with extra space for white goods and useful storage.

Upstairs there are two further double bedrooms. Bedroom 1 enjoys a lovely outlook over the rear garden through a characterful bay window and benefits from an en-suite WC. Bedroom 2 is another generous double; offering access to extensive eaves storage ideal for household items.

Outside, the property truly shines. Set on a corner plot, the home enjoys a wraparound garden that enhances its sense of space and privacy. The rear garden, enjoying a sunny south-facing aspect, is mainly laid to lawn with a patio seating area and a variety of mature plants providing colour and interest. Gated side access on the house leads to the front garden, which is also laid to lawn and bordered by an array of flowering plants, shrubs, and established trees, creating a natural green screen for privacy and seclusion.

The property also benefits from a garage equipped with power and lighting, featuring an electric up-and-over door for convenience.

## Services

All Mains Services Connected

## Council Tax band

D

## EPC Rating

D

## Tenure

Freehold

## Viewings

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



## Surrounding Area

Nestled in a tranquil cul-de-sac, Manor Close is located within the desirable Sticklepath area, which provides a variety of everyday amenities. These include local shops, well-regarded schools, a post office, popular takeaways, an award-winning fish and chip shop, a traditional pub, and the highly regarded St Michael's Nursery. The scenic Tarka Trail is also easily accessible, offering excellent walking and cycling routes.

Just over a mile away lies Barnstaple, the historic market town and principal hub of North Devon. Here, you'll find a broad selection of business and leisure facilities including the Green Lanes Shopping Centre, major retail outlets, a theatre, leisure centre, and the Tarka Tennis Centre. Transport connections are strong, with a sprinter train service to the cathedral city of Exeter and quick access to the A361 North Devon Link Road, connecting to the M5 at Junction 27 near Tiverton—home to Parkway Station, where trains to London Paddington take approximately two hours.

To the west of Barnstaple, around five miles away, is the coastal village of Instow, known for its beach and sailing community. On the northern side of the River Taw estuary, the dramatic North Devon coastline reveals a string of beautiful beaches at Saunton, Croyde, Putsborough, and Woolacombe—renowned for their surf and scenery—as well as two championship golf courses.



## Room list:

### Hallway

5.88m x 1.83m (19'3" x 6'0")

### Living Room

5.18m x 3.78m (16'11" x 12'4")

### Dining Room/Bedroom 4

3.58m x 3.35m (11'8" x 10'11")

### Kitchen Diner

3.36m x 3.78m (11'0" x 12'4")

### Utility Room

1.39m x 3.86m (4'6" x 12'7")

### Shower Room

1.71m x 2.38m (5'7" x 7'9")

### Bedroom 1

5.01m x 3.87m (16'5" x 12'8")

### Bedroom 2

4.22m x 3.79m (13'10" x 12'5")

### Bedroom 3

3.93m x 3.88m (12'10" x 12'8")

### Ensuite WC

1.78m x 0.88m (5'10" x 2'10")

### Eaves Storage

### Garage

6.19m x 2.77m (20'3" x 9'1")