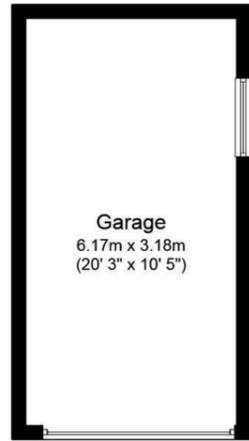


**Floor Plan**



**Garage**

Total floor area 96.2 sq.m. (1,036 sq.ft.) approx  
 This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.



**CHEQUERS**

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Smart Move

T: 01271 379314

E: enquiries@chequershomes.co.uk

W: chequershomes.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	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		EU Directive 2002/91/EC	

COUNCIL BAND C

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**84 OAKLAND PARK SOUTH, STICKLEPATH  
 BARNSTAPLE, DEVON, EX31 2HU**

Searching for a bungalow in the sought-after location of Sticklepath?

Look no further than this three-bedroom semi detached property in Oakland Park South. Offered to the market with no onward sales chain and has the added attraction of a single garage and a decent size fully enclosed and private rear garden.

**OFFERS IN THE  
 REGION OF £275,000**

- Semi detached bungalow
- Three bedrooms
- Spacious lounge/dining room
- Low maintenance fully enclosed & private rear garden
- Driveway providing off road parking for two cars
- Convenient and highly sought after location
- No onward sales chain



Chequers Estate Agents are delighted to offer for sale this spacious three bedroom semi-detached bungalow in the sought-after location of Oakland Park South in Sticklepath. Conveniently situated within a small walk from a shop, fish and chip shop and a pub as well as a bus service.

The accommodation briefly comprises a welcoming reception hall with level access to all internal rooms. A fitted kitchen with ample of cupboard space, spacious lounge/dining room being lovely and light with sliding doors to the fully enclosed garden. There are three bedrooms and a modern shower room. To the front of the property are cast iron gates leading to the driveway providing off-road parking for two cars and a low maintenance front garden with flower borders and a ramp which leads up to the front door. Whilst a side access gate leads to the fully enclosed rear garden which offers a high degree of privacy and is laid to chippings with a flower boarder planted to a variety of shrubs and a handy patio area perfect for a table and chairs.



Oakland Park South is a desired location and is conveniently situated close to shops as well as a pub, doctors and a dentist. Superstores are just a short drive away as well as Barnstaple town centre. Situated in the valley of the River Taw, Barnstaple is surrounded by beautiful countryside and has a variety of great shops, supermarkets, restaurants, schools and pubs. As well as those all important recreation facilities including a leisure centre, cinema, a bustling market and banking facilities. The A361 North Devon Link Road provides convenient access to the M5 Motorway and further Sandy beaches such as Saunton, Woolacombe and Croyde are within easy reach.

Oakland Park South is available to view today and is sold with a no onward sales chain.

#### RECEPTION HALL

A welcoming reception hallway with level access to all of the rooms. Handy cupboard, access to loft space, radiator, fitted carpet.



#### KITCHEN 9'5 X 9'2 (2.87M X 2.79M )

An attractively fitted kitchen with UPVC double glazed window to front elevation and UPVC double glazed door giving access to the side of the property. Fitted with a range of units and drawers with further matching wall cabinets. Inset stainless steel single bowl sink with cupboard space below. Space and plumbing for washing machine, undercounter fridge. Built in single Hotpoint oven with four ring gas hob above and extractor. Fitted cupboard housing the boiler supplying the central heating system. Extensive tiling, vinyl flooring.

#### LOUNGE / DINING ROOM 17'4 X 17'0 NARROWING TO 9'2 (5.28M X 5.18M NARROWING TO 2.79M)

A spacious and light living space with UPVC double glazed window and sliding doors giving access to the relatively low maintenance garden. Radiators, fitted carpet.

#### BEDROOM ONE 11'6 X 9'4 (3.51M X 2.84M )

A double bedroom with UPVC double glazed window to front elevation, radiator, fitted carpet.

#### BEDROOM TWO 17'0 X 7'0 (5.18M X 2.13M )

UPVC double glazed window to rear elevation, radiator, fitted carpet.

#### BEDROOM THREE 14'4 X 6'3 (4.37M X 1.91M )

UPVC double glazed window overlooking the rear garden, radiator, fitted carpet.

#### SHOWER ROOM 5'5 X 5'4 (1.65M X 1.63M )

UPVC double glazed opaque window to front elevation. A modern three-piece white suite comprising corner shower in a fully tiled surround, WC, pedestal wash hand basin. Extensive tiling, heated towel rail, vinyl flooring.

#### GARAGE 20'3 X 10'5 (6.17M X 3.18M )

Up and over door.

#### OUTSIDE

To the front of the property are cast iron gates that lead to the driveway providing off-road parking for two cars. To the front there is also a low maintenance garden laid to chippings with a flower border. A decked ramp leads up to the front door.

To the rear of the property is a relatively low maintenance rear garden which is fully enclosed and offers a high degree of privacy. Laid mainly to chippings with a flower border with many shrubs and plants and an area patio perfect for a table and chairs. There is also a side access gate that leads around to the front of the property.

#### NOTE

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.