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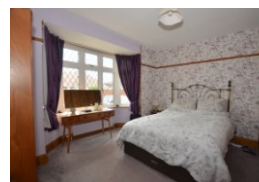
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Rosedean
22 Oakland Avenue,
Sticklepath, Barnstaple,
North Devon. EX31 2EN



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Price Guide
£350,000

A charming and very individual, cottage styled home, built circa 1936 offering very versatile accommodation ideal for young family or equally retirement.

- * Spacious Entrance Hallway * 24' Living Room * Kitchen Dining Room
- * Ground floor Main Bedroom * Ground floor Bathroom * First floor double bedroom
- * Study / Bedroom 3 (potential en suite) * PVCU Double Glazing * Gas Radiator Central Heating * Feature woodwork, fireplace and 2 x bay windows * Loft with conversion potential * Garage with electric roller door * Useful Shed / Workshop
- * Level enclosed gardens front and rear

Viewing is strongly recommended



Directions: Oakland Avenue, is easily located and approached from the stretch of A3125 (the main road through Sticklepath) between the cedars Roundabout and the Sticklepath Hill roundabout. Easily identified by a 'For Sale' sign opposite the entrance to Lynhurst Avenue.



SITUATION

Sticklepath is a very popular residential district not far from Barnstaple town centre. The area is well served by a very regular bus service connecting Bideford and Barnstaple, post office and general store, dentist, primary school, hairdressers, fish & chip shop, pub, hotel and petrol station. Barnstaple is North Devon's regional centre and offers a good selection of high street and precinct shops, theatre, a number of restaurants, hotels and public houses, primary and secondary schooling and the Petroc College. Roundswell offers out of town shopping and further amenities. The town is connected with the M5 motorway via the A361 North Devon Link Road and is approximately a one hour drive away as is Tiverton Parkway mainline railway station (which connects with London Paddington). The regional airport is Exeter with Bristol a little further afield. Sporting and recreational facilities are readily available and include leisure centre with swimming pool and The Tarka Tennis Centre.

Not far away are the villages of Instow which offer a good selection of local amenities, choice of pubs, hotel, delicatessen, tea rooms, a sandy beach and yacht club. Fremington village is also not far away and offers a good alternative selection of amenities which include post office, village shop, hairdressers, pubs and restaurant. Both villages have primary schools. The nearest Golf courses are at Barnstaple, Torrington, Westward Ho! and Saunton. The nearby Tarka Trail, which extends around the Taw Torridge estuary, is always popular with walkers and cyclists alike as is the picturesque Exmoor National Park and the South West Coast Path. The area also boasts a number of popular sandy surfing beaches of located at Saunton, Croyde, Woolacombe, Putsborough and Westward Ho!. Exeter is an hour long train ride along the picturesque Tarka Line connecting Barnstaple with the main line at Exeter. The A39 Atlantic Highway and the A361 North Devon Link road are both easily accessible.

THE PROPERTY

This charming and somewhat unique detached cottage styled property was built circa 1936. The property has very versatile accommodation and undoubted further potential to either convert the loft or extend subject to necessary consents. The accommodation was updated approximately 25 years ago for the current owner, I suspect most would be buyers would want to make some alterations and upgrades, although the property has been well looked after and is well presented, so equally you could just move in and enjoy! Rosedean is considered ideal for both, a young family or equally those retiring. On the ground floor is a 24' living room, kitchen/dining room, bathroom and main bedroom. On the first floor is a second double bedroom with loft storage space off, a small bedroom 3 / study and loft space ideal for conversion subject to necessary consents. Neither a traditional house or bungalow, just a charming cottage style home.

Viewing strongly recommended

Accommodation briefly comprises (with all measurements being approximate):

Front Entrance door leading to spacious

Entrance Hall with staircase off and 2 cupboards under, radiator

Living Room: 24' 6 x 12' 0 (7.46m x 3.65m) measured into bay window. A triple aspect room overlooking both front and rear gardens, Brickset feature fireplace with wood mantle and slate hearth with inset woodburner styled gas fire. TV point and 2 radiators

Kitchen Dining Room: 19' 6 x 12' 10 (5.94m x 3.91m) narrowing to 6' 5 (1.95m) with range of limed oak units comprising base and eye level cupboards, display shelving and glass fronted cabinets, contoured worktops with tiled splash back inset sink and drainer with mixer taps, space and plumbing for dish washer, washing machine and fridge, space for free standing cooker. Side door off to courtyard, radiator and glazed door off to rear garden.

Bathroom: with tiled floor and almond coloured suite comprising panel bath with side screen and shower, tiled splash back, close coupled WC, vanity wash basin with cupboard below, shaver point and radiator

Ground Floor Bedroom 1: 13' 3 x 12' 9 (4.04m x 3.88) measured in to bay window. With outlook over the front garden. Extensive built in wardrobes to one wall with lockers below and radiator,

Staircase to first floor **landing:** with access to overhead loft and doors off to

Bedroom 3/Study: 8' 3 x 5' 4 (2.51m x 1.62m) with outlook to the front and radiator

Bedroom 2: 15' 2 x 11' 1 (4.62m x 3.37m) with 2 windows overlooking the rear garden, 2 radiators, access to a very useful eves storage space which in turn leads through to

Loft Space: 16' x 12' (4.87m x 3.66m) approximately (measured at floor level) with light. This very useful storage space has undoubted potential as hobby space or for full conversion subject to necessary consents

OUTSIDE

Twin entrance gates lead to the concrete driveway which in turn leads up to the

Garage: 15' 3 x 8' 0 (4.65m x 2.44m) maximum with electric roller door, 'Baxi' gas fired boiler, gas and electric meters, consumer unit, power and light

Behind the garage is a small courtyard with outside tap and gate to rear garden.

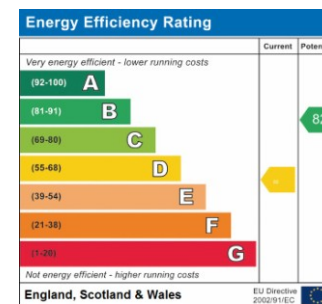
The front garden is laid to lawn with well stocked shrub beds and concrete pathway leading to front door and extending around to the side with 2nd gate leading to the rear garden which is again laid mainly to lawn with shrub borders, sun terrace and

Garden Shed/ Workshop: 10' 5 x 5' 3 (3.17m x 1.60m) with power and light.

The property occupies a very level fully enclosed plot within walking distance of local amenities.

Services: Mains electricity, gas, water and drainage.

Council Tax: Currently Band 'D'



Address:
22 Oakland Avenue
Reference:
Rosedean

To arrange a viewing please contact



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This floor plan is to assist and for guidance only, it is not to scale and the layout cannot be relied upon for accuracy.





