

GROUND FLOOR



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Well Presented Apartment with Balcony

Apartment 13, Cleave Point Cleave Road, Sticklepath, Barnstaple, EX31 2AT

Guide Price

£295,000

- COUNTRYSIDE & ESTUARY VIEWS
- GATED PARKING SPACE
- CONVENIENT LOCATION
- DIRECT ACCESS TO TARKA TRAIL
- WELL PRESENTED APARTMENTS
- PRIVATE BALCONY
- MASTER SUITE
- LIFT ACCESS
- FIRST FLOOR APARTMENT

Directions

Directions from Barnstaple; pass over the Long Bridge, over the "stones roundabout" and head up Sticklepath Hill on the A3125. Take the first turn on the right into Westfield Avenue, follow the road and then take the next right into Cleave Road. At the junction turn right, carry on to the end of the road. Cleave Point is situated on your right. Number 13 is situated on the First Floor.

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for free!**

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or email barnstaple@phillipsland.com**

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- Room list:**
- Hall**
- Living Area**
4.37m x 4.67m (14'4" x 15'3")
- Dining Area**
3.10m x 2.23m (10'2" x 7'3")
- Kitchen**
2.99m x 2.35m (9'9" x 7'8")
- Bedroom 1**
4.37m x 3.07m (14'4" x 10'0")
- Dressing Room**
1.97m x 1.97m (6'5" x 6'5")

Ensuite
1.19m x 1.99m (3'10" x 6'6")

Bedroom 2
4.18m x 3.52m (13'8" x 11'6")

Bedroom 3
2.78m x 1.96m (9'1" x 6'5")

Bathroom
1.69m x 2.37m (5'6" x 7'9")

Balcony
2.48m x 1.43m (8'1" x 4'8")

Parking Space & Outside Storage

Property Description

A spacious and well-presented three-bedroom first-floor apartment, occupying a desirable position in Sticklepath and enjoying attractive countryside and estuary views. Offering generous and versatile accommodation throughout, the property would make an excellent home for a variety of buyers seeking comfortable, low-maintenance living within easy reach of Barnstaple town centre.

The apartment is approached through well-maintained communal areas, with the added convenience of lift access. Once inside, a welcoming entrance hallway provides access to the principal rooms and useful storage.

The main sitting/dining room is a particularly impressive space, offering plenty of room for both comfortable seating and a dining table. French doors allow an abundance of natural light into the room and open directly onto the private balcony, creating a lovely connection between the indoor and outdoor living spaces. The adjoining kitchen is fitted with a good range of wall and base units with ample worktop and storage space.

There are three bedrooms, with the principal bedroom being a generous double and benefitting from its own separate dressing room and en suite shower room. Bedroom two is another excellent double room, while the third bedroom is currently arranged as a study and would work equally well as a single bedroom, home office or hobby room. A well-appointed family bathroom, featuring a bath with shower over, completes the accommodation. Further benefits include lift access, secure gated allocated parking and useful outside storage, adding to the practicality and appeal of this impressive apartment.

Services

All Mains Services Connected

Council Tax band

D

EPC Rating

Tenure

Share of Freehold

Viewings

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

