

gth





34 Elizabeth Drive, Barnstaple, Devon, EX31 3AJ

Instow 6.1 miles; Barnstaple 1.6 miles; Exeter 41.6 miles

 2
  3
  1
  89.2 sq m

Combining generous proportions, versatile living accommodation and attractive private gardens, this well-presented detached bungalow enjoys a prime position on the ever-popular Elizabeth Drive in Sticklepath and is offered to the market with the added benefit of no onward chain.

Freehold Guide Price £325,000

OUTSIDE

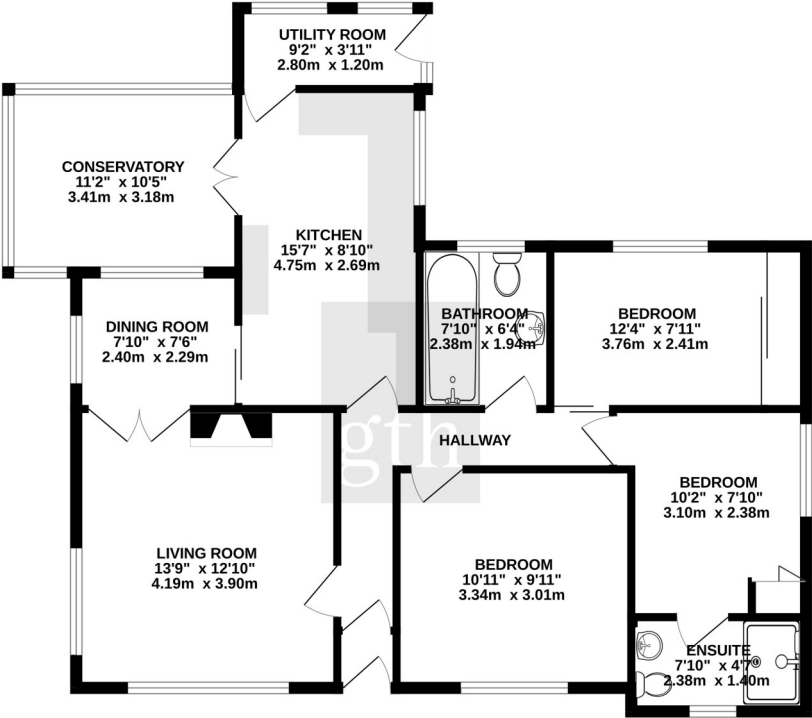
Situated within the sought-after residential area of Elizabeth Drive, Sticklepath, this spacious three-bedroom detached bungalow occupies a generous corner-style plot and offers well-presented, adaptable accommodation throughout. Having been carefully maintained by the current owners, the property is ideally suited to those seeking comfortable single-storey living in a convenient and established location.

Externally, the bungalow benefits from attractive wraparound gardens designed with ease of maintenance in mind, whilst still providing a good degree of privacy. The fully enclosed rear garden offers a peaceful retreat, ideal for outdoor dining, relaxing or gardening enthusiasts. Ample driveway parking is available, comfortably accommodating multiple vehicles, and the property is offered to the market with no onward chain, helping to facilitate a smooth and straightforward purchase.

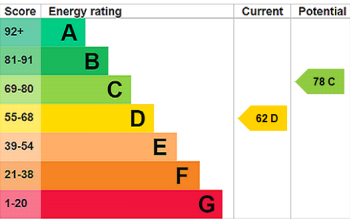
The accommodation is both spacious and versatile, with three reception areas providing excellent flexibility for modern living. The well-equipped kitchen enjoys access to a useful rear porch, which in turn leads directly to the garden. A spacious conservatory opens from the kitchen, creating a bright and welcoming additional



GROUND FLOOR
960 sq.ft. (89.2 sq.m.) approx.



TOTAL FLOOR AREA : 960 sq.ft. (89.2 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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DIRECTIONS

What3Words:///builds.cattle.cloud

ADDITIONAL INFORMATION

Broadband: Broadband is available—highest available download speed 76 Mbps, highest available upload speed 15 Mbps. (Openreach).

Mobile Coverage: Available via EE, O2, THREE and VODAFONE. For an indication of specific speeds and supply or coverage in the area we recommend contacting your own provider.

Flooding: The property is in an area at a VERY LOW RISK from River/Sea and Surface Water flooding (defined as the chance of flooding each year as less than 0.1%).

Construction Type: Brick

IMPORTANT NOTICE

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.

reception space overlooking the outside areas.

There are three well-proportioned double bedrooms, all offering comfortable accommodation. One of the bedrooms benefits from its own en-suite shower room, whilst a separate bathroom, with shower over, serves the remaining bedrooms and guests.

Presented in good decorative order throughout, this attractive detached bungalow offers a rare opportunity to acquire a ready-to-move-into home in one of Sticklepath's most popular locations.

SERVICES & OUTGOINGS

We understand that mains electric, gas, water and drainage are connected to the property. Gas fired central heating.

Council Tax: North Devon Council—Band D.

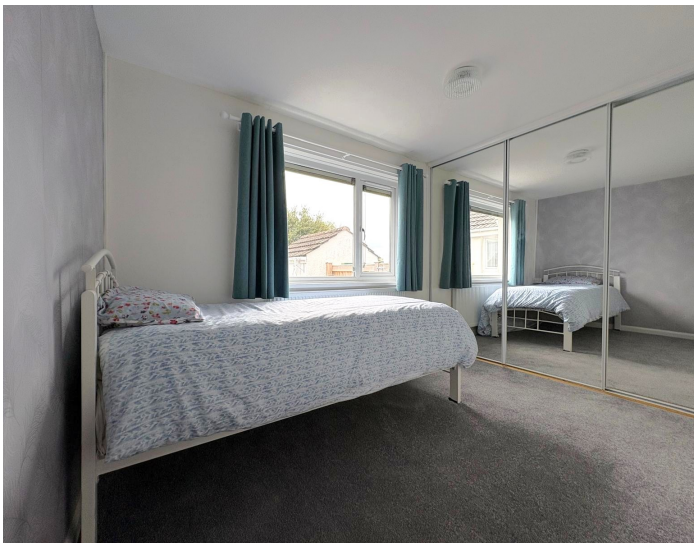
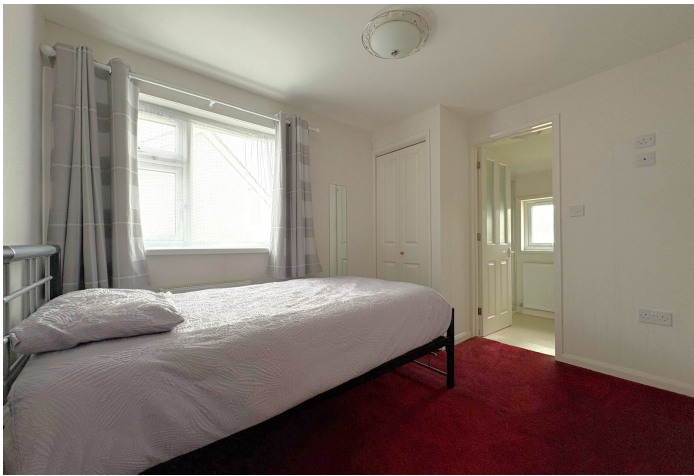
SITUATION

West Yelland offers easy access to a regular bus service, giving access to Barnstaple and Bideford's range of shops, leisure facilities and further amenities.

The extremely desirable coastal village of Instow is within striking distance and has a popular sandy beach, friendly pubs and restaurants, North Devon yacht club, local shops, primary school and access to the Taka Trail. Instow provides many country and coastal walks including a scenic path to Fremington which has a slightly wider range of amenities.

The property is not far from the A361 North Devon link road, provides easy access to Tiverton and the M5 motorway (Junction 27) with mainline Intercity rail links available at Tiverton Parkway (London, Paddington approx. 2 hours) and international airports at Exeter and Bristol.

Barnstaple, the historic and regional centre of North Devon affords a more extensive range of commercial, educational and recreational facilities benefitting from a variety of banking, schooling, a theatre, cinema, leisure centre and restaurants, combining modern shopping amenities with a bustling market atmosphere. Further popular sandy beaches of Westward Ho!, Saunton, Croyde and Woolacombe are within easy reach. The cathedral city of Exeter with its university, airport, inter-rail and motorway links is just some 45 miles in distance.



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VIEWING

Strictly by appointment with the agents
Greenslade Taylor Hunt.

4 Cross Street, Barnstaple, Devon, EX31 1BA

Email: residential.barnstaple@gth.net

Tel: 01271 233777 | Ref: BAR260047

GREENSLADE TAYLOR HUNT
www.gth.net