



## Park Avenue

Sticklepath, Barnstaple EX31 2ET

- First floor Apartment
  - 2 bedrooms
- Communal parking and gardens
  - Underfloor heating
- Open plan lounge/kitchen/diner
- Modern bathroom with shower
  - Estuary views
- Viewing recommended.

**£775 PCM**

**Local Authority North Devon**  
**District Council**  
**Council Tax Band B**  
**EPC Rating D**

**Barnstaple Lettings Office**

Suite 103A, Queens House, Queen Street,  
Barnstaple, Devon, EX32 8HJ

**Contact**

01271 446140  
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.