



TOTAL FLOOR AREA: 819 sq ft (76.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Lovely 2 Bedroom Detached Bungalow**  
31 Lyddicleave, Bickington, Barnstaple, EX31 2JZ

Asking Price

**£350,000**

- No Ongoing Chain
- A Rare Opportunity
- Large Plot
- Scope For Further Development
- Garage & Off Road Parking
- 2 Double Bedrooms

**Directions**

From Barnstaple proceed over the Longbridge to Sticklepath. At the roundabout with the Cedars Inn on your right, continue straight across into Bickington. Take the first left into Hopperstyle and continue down the hill passing Currington Meadow into Lyddicleave. Continue along and number 31 will be found on your left hand side.

**Looking to sell? Let us value your property for free!**

Call 01271 327878  
or email [barnstaple@phillipsland.com](mailto:barnstaple@phillipsland.com)

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## Room list:

**Entrance Porch**

**Entrance Hall**

**Sitting Room**  
4.21 x 3.91 (13'9" x 12'9")

**Kitchen**  
3.00 x 3.00 (9'10" x 9'10")

**Bedroom 1**  
3.92 x 3.03 (12'10" x 9'11")

**Bedroom 2**  
3.46 x 3.01 (11'4" x 9'10")

**Shower Room**

**Separate WC**

**Garage**  
5.01 x 2.53 (16'5" x 8'3")

## Overview

Situated in the popular village of Bickington and in a very sought after road is this lovely, homely 2 bedroom bungalow that is in need of some general modernisation and occupies a large plot. The property offers scope and potential for further extension and improvement and would suit a variety of purchasers.

The accommodation is well proportioned and spacious with an entrance porch leading through to the hallway with the rest of accommodation having a sitting room situated to the front of the property and kitchen at the rear with a sun room leading off overlooking the delightful garden. There are with 2 good size bedrooms, one to the front and one to the rear with the a separate WC and shower room serving them both.

The bungalow benefits from ample off road parking to the front of the property which leads to the detached garage which has an up and over door. At the rear are the enclosed, south facing rear gardens that are generous in size and designed with ease of maintenance in mind being mainly laid to lawn with attractive seating area.

## Location

Lyddicleave is situated in the sought after village of Bickington. Bickington caters well for everyday needs with amenities which include Bickington stores/post office, a public house and hairdressers with a new primary school nearby as well. A regular bus services operates within the area with frequent connections to and from the town. Barnstaple, the regional centre of North Devon is only a few minutes' drive away, located along the banks of the rivers Taw and Yeo and offers an excellent range of business and leisure facilities including the Green Lanes Shopping Centre, out of town superstores, live theatre, leisure centre and Tarka Tennis Centre. From Barnstaple, there is a sprinter train service that runs through to the Cathedral city of Exeter and the development is well placed for the A361/North Devon Link Road via the Landkey turn off which provides much improved communications to and from the area. Some 7 to 10 miles to the west of Newport is the dramatic North Devon coastline with sailing, fishing and surfing, along the beaches at Instow, Saunton, Croyde and Putsborough.

## Services

All main services connected

## Council Tax band

C

## EPC Rating

TBC

## Tenure

Freehold

## Viewings

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

