



Our View “A delightful barn conversion in an accessible village location”

A delightful three / four bedroom barn conversion with enclosed garden and double garage located in the sought after area of Bickington.

The accommodation begins with a bespoke hardwood front door, leading into a entrance porch way with wood effect style hard flooring which continues into the lounge/dining room. The lounge/dining room has doubled glazed windows to the front and a double glazed sliding door into the garden. There is also a superb feature wood burner fire with slate plinth and exposed stone surround. From the dining area, a door leads into the kitchen where you have a window to the front, tiled flooring, a range of matching wall and base units, mixer tap sinks and built in Smeg ceramic hob and oven. There is also an extractor hood and light, as well as space for a fridge/freezer, washing machine and dishwasher., window front and to tiled flooring, from the living room area a door to an inner hallway, from here you have access to useful Bedroom / Study with built-in storage and window to side overlooking garden. Next to this room you have a downstairs WC with low level flush WC, pedestal wash handbasin, wood effect flooring and extractor fan, from the inner hallway

you have a hardwood barn style door which leads to the garden. Stairs to the first floor where from the landing area you will find access to three bedrooms all of which are a good size, featuring Velux windows to either front or rear, original wooden beams are featured in each room, dividing the bedrooms is a modern fitted bathroom comprising low level flush WC, pedestal wash handbasin and electric shower fitted above panelled bath, part tiled walls, window to rear, original wooden beams, from the landing area a hatch provides access to loft space. Externally the property features an allocated parking space nearby along with a double garage where you have an up and over door, power and light provided. To the rear of the property you have a private and enclosed garden with paved area ideal for outside dining and entertaining onto a level lawn with stone chip pathway, wood store bordered by an attractive assortment of flowerbeds and an exposed stone wall. Conveniently located with excellent transport links to Exeter and Plymouth, with regular bus services to Exeter and Newton Abbot. Bickington is also in the catchment area for the highly regarded Blackpool Primary School, and also has regular bus services to all local secondary schools, including Torquay Grammar Schools.

- Delightful barn conversion
- Living room with woodburner
- Fitted kitchen
- 3/4 Bedrooms
- Bathroom
- Downstairs W.C
- Enclosed garden
- Allocated off road parking
- Double garage
- Accessible village location





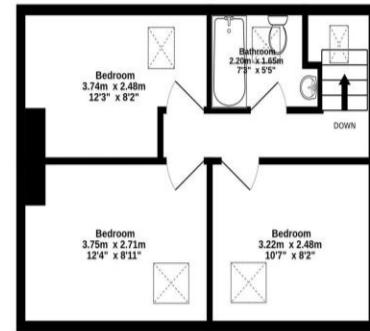
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92+)		84
B	(81-91)		
C	(69-80)		
D	(55-68)	63	
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



Ground Floor
44.7 sq.m. (481 sq.ft.) approx.



1st Floor
35.7 sq.m. (384 sq.ft.) approx.



Garage
25.1 sq.m. (270 sq.ft.) approx.



TOTAL FLOOR AREA : 105.5 sq.m. (1135 sq.ft.) 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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