



WOOLLIAMS
Property Services

Guide price £200,000
Bickington Lodge, Bickington, EX31 2LH



3

Bedrooms



1

Bathroom

2 Queens House, Queen Street, Barnstaple, EX32 8HJ |
sales@woolliamspropertyservices.com

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This delightful 3 bedroom terraced property nestled in the sought after village of Bickington, offers a fantastic opportunity for buyers looking to put their own stamp on a home. Requiring modernisation throughout, this property presents a blank canvas with immense potential to create a stylish and contemporary living space. The property features a spacious living/dining room, a functional kitchen, three generously sized bedrooms and bathroom, offering plenty of room for a growing family or those seeking additional space. Outside the property benefits from front and rear gardens and a single garage en block.

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Located in a quiet and friendly neighborhood, the house is close to local amenities, schools and transport links making it a convenient choice for both families and professionals.

Dont miss this chance to create your dream home in the heart of Bickington!

ENTRANCE HALL

Part glazed door off. Staircase to first floor. Understairs cupboard. Telephone point.

LOUNGE/DINER 22' 7" x 11' 0" *narrowing to 9'2" (6.88m x 3.35m narrowing to 2.8m)*

A double aspect room, TV point, Newlec storage heater, vinyl flooring.

KITCHEN/BREAKFAST ROOM 15' x 8' 5" *(4.57m x 2.57m)*

Single drainer sink unit with range of drawers and cupboards below. space with plumbing for washing machine. Inset hob and built-in electric oven. Cooker hood above. Range of wall units. Serving hatch. Door to rear garden. Newlec storage heater.

FIRST FLOOR LANDING

Access to loft space. Airing cupboard housing hot water cylinder.

BEDROOM 1 12' 4" x 9' 7" *(3.76m x 2.92m)*

Newlec storage heater

BEDROOM 2 10' x 9' 7" *(3.05m x 2.92m)*

Newlec storage heater

BEDROOM 3 8' 2" x 6' 10" *(2.49m x 2.08m)*

Newlec storage heater

BATHROOM

White suite comprising tiled shower cubicle. Panelled bath with shower attachment. W.C. Wash hand basin.

OUTSIDE

There are level gardens both front and rear with a brick paved pathway at the front with lawns either side. To the rear is an enclosed garden with paved and gravelled areas, and a rear pedestrian gate.

GARAGE EN-BLOC

Single garage en block with up and over door, situated a short distance from the property.

SERVICES

Mains water, electricity & drainage connected. (The Newlec storage heaters were installed last year)

TENURE

Freehold

COUNCIL TAX

Band B

EPC

Band C

VIEWING

By appointment through Woolliams Property Services Telephone: Office Hours 01271 328586 Out of Office Hours: 07977 269098

USEFUL INFORMATION

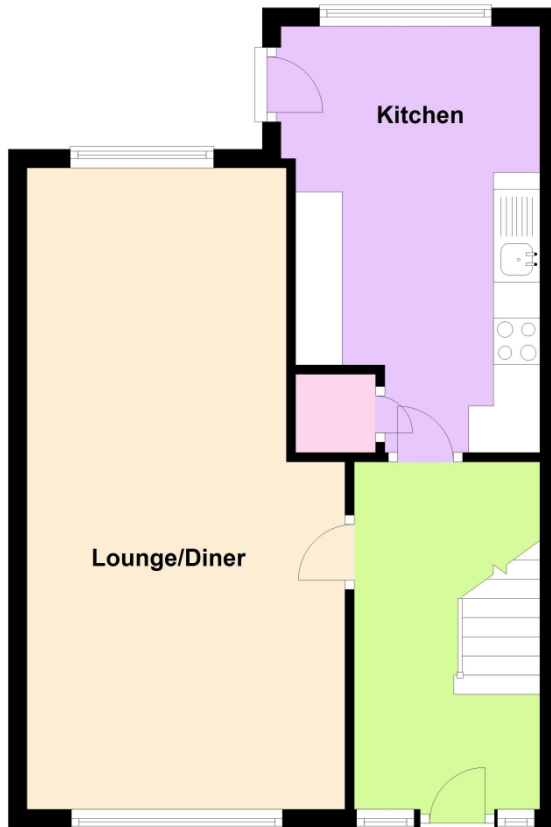
To find out further useful information on this property such as bin collection days, whether this is a conservation area, planning history etc why not check the North Devon Council website: www.northdevon.gov.uk/my-neighbourhood

DIRECTIONS

What 3 Words /// FINGERTIP.TRICKLING.LAYOUT



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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