



**WOOLLIAMS**

Property Services

**Guide price £300,000**  
**Bickington Road, Barnstaple, EX31 2HB**



 **4**  
**Bedrooms**

 **2**  
**Bathrooms**

**2 Queens House, Queen Street, Barnstaple, EX32 8HJ |**  
**[sales@woolliamspropertyservices.com](mailto:sales@woolliamspropertyservices.com)**

**01271 328586**





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Situated in the highly sought-after area of Sticklepath, this three/four-bedroom chalet bungalow offers generous and flexible accommodation, presenting an excellent opportunity for buyers looking to modernise and create a home tailored to their own taste. The accommodation comprises a fitted kitchen, a well-proportioned lounge, and a separate dining room which could alternatively be used as a fourth bedroom or home office, providing versatility to suit a range of lifestyles. Further benefits include a conservatory overlooking the rear garden, three bedrooms, and two bathrooms, offering ample space for families or those seeking adaptable living arrangements. Externally, the property enjoys a large south-facing rear garden, ideal for outdoor entertaining and enjoying sunlight throughout the day. To the front, there is off-road parking for two vehicles alongside a single garage, providing both practicality and additional storage.

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Conveniently located close to local schools, shops, and a post office, and positioned on a regular bus route, the property is ideally suited to families and commuters alike.

Offered with great potential in a popular residential location, with no onward chain this chalet bungalow represents an opportunity not to be missed.

**Entrance Hall** *4.10m x 1.81m (13' 5" x 5' 11")*  
UPVC double-glazed front door off, open tread staircase to 1st floor, wood flooring, radiator.

**Lounge** *4.05m x 3.88m (13' 3" x 12' 9")*  
A double aspect room, fitted living flame coal effect gas fire, radiator, and laminate flooring.

**Dining Room/Bedroom 4** *3.00m x 2.98m (9' 10" x 9' 9")*  
Laminate flooring, sliding UPVC double-glazed patio doors to

**Conservatory** *2.80m x 2.53m (9' 2" x 8' 4")*  
UPVC double glazed door to garden, ceramic tiled floor.

**Kitchen** *3.91m x 2.73m (12' 10" x 8' 11")*  
A double aspect room with double glazed aluminium door to rear garden. Range of units comprising an inset one and a half bowl sink unit with mixer tap, drawers and cupboards and space below with plumbing for a washing machine. Working surface with space below, further working surface with cupboards below, inset gas hob and built-in gas oven. Range of wall units. Boiler cupboard housing Vaillant Gas fired boiler, which feeds the hot water and central heating system, tiled effect laminate flooring.

**Bedroom 1** *3.61m x 2.97m (11' 10" x 9' 9")*  
A range of built-in wardrobes, double radiator, and laminate flooring.

**Bathroom** *1.80m x 1.80m (5' 11" x 5' 11")*  
Having a white suite and fully tiled walls, sliding door off. Bath with mixer tap and shower attachment, folding shower screen, low-level WC, pedestal wash hand basin with shaver/light fitting above, ceramic tiled floor.

**First Floor Landing**  
Stairs off

**Bedroom 2** *3.15m x 3.04m (10' 4" x 10' )*  
Affording views towards Codden Hill, built-in wardrobes to one wall with sliding doors.



**Bedroom 3** 3.93m x 3.67m (12' 11" x 12' )

Affording country glimpses, radiator, fitted carpet, access door to

**Under Eaves Storage Area** 3.93m x 2.05m (12' 11" x 6' 9")

**Shower Room** 1.72m x 0.79m (5' 8" x 2' 7")

Walk-in shower cubicle with glazed door, closed couple corner WC, corner wash hand basin.

**Attached Garage** 6.78m x 3.05m (22' 3" x 10' )

Metal up and over door, personal door off.

## Outside

The property is approached across a concrete driveway and turning area, which provides car parking for 2 to 3 vehicles and leads to the garage. There is a lawn front garden with flowerbeds, a pedestrian access on either side of the bungalow. To the rear is a large south facing garden.

## Services

Mains water, gas, electricity, and drainage connected.

## Tenure

Freehold

## Council Tax

Band - C Please note council tax bandings can be reassessed after a change of ownership, for further information please contact the local authority.

## EPC

Band - D

## Viewings

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

## Directions

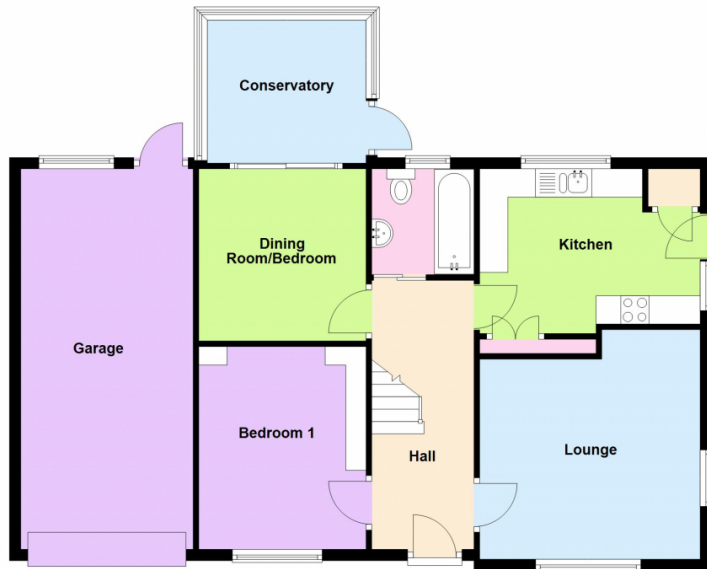
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## Useful Information

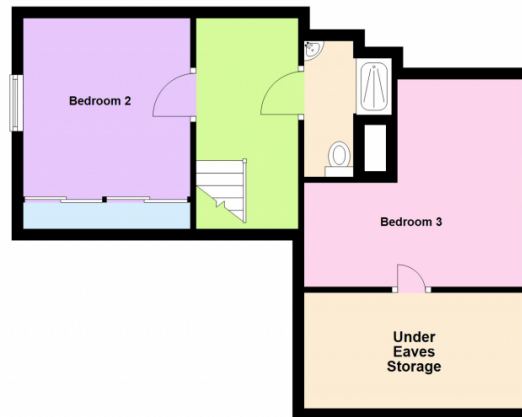
To find out further useful information on this property, such as bin collection days, whether this is a conservation area, planning history, et,c why not check the North Devon Council website: [www.northdevon.gov.uk/my-neighbourhood](http://www.northdevon.gov.uk/my-neighbourhood)



Ground Floor



First Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	74
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Address: Bickington Road, EX31 2HB

