



4  
Bedrooms

2  
Bathrooms



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.

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.

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**

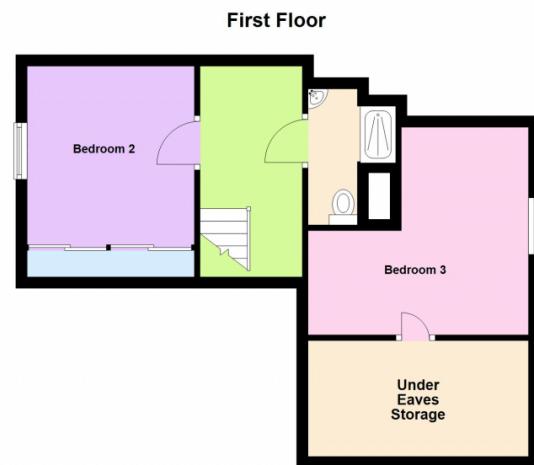
By appointment through Woolliams Property Services. Telephone: Office Hours: 01271 328586 Out of Office Hours: 07977 269098

#### **Directions**

what3words//rainy.rail.bunk

#### **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)



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>	74
(55-68)	<b>D</b>	66
(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

