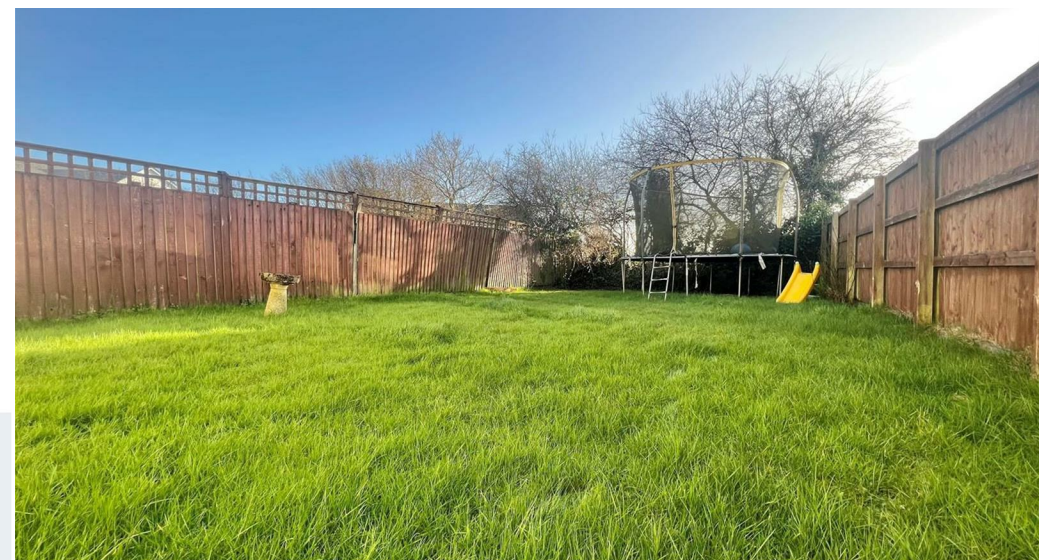


Ground Floor

First Floor

Total floor area 111.5 sq.m. (1,201 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



CHEQUERS

INDEPENDENT ESTATE AGENTS

Smart Move

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20 HIGHER MEADOW, HIGH BICKINGTON

UMBERLEIGH, EX37 9AW

Chequers Estate Agents are delighted to present to the market this spacious and light three bedroom semi - detached property to the market. Higher Meadow can be found in the highly sought after village of High Bickington and benefiting from off road parking, a single garage as well as a fully enclosed garden.

£269,995

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

COUNCIL BAND B



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- SEMI - DETACHED FAMILY HOME LOCATED IN A CUL-DE-SAC LOCATION
- KITCHEN / DINER OVERLOOKING THE GARDEN
- COSY LIVING ROOM
- THREE BEDROOMS AND A FAMILY BATHROOM
- FULLY ENCLOSED GARDEN, THE PERFECT SPACE FOR CHILDREN TO PLAY AND PETS TO POTTER
- SINGLE GARAGE AND OFF ROAD PARKING
- HIGHLY SOUGHT AFTER LOCATION
- CLOSE TO AMENITIES AND FACILITIES
- A PERFECT OPPORTUNITY TO ADD YOUR OWN STAMP
- A MUST VIEW



Chequers Estate Agents welcomes you to view this spacious and light three bedroom semi-detached home. Occupying a delightful position in a sought after cul-de-sac in the popular village of High Bickington, with easy access to Barnstaple, South Molton and Torrington, presented in excellent order throughout, this opportunity is not to be missed.

On approach to the property, you will find a driveway providing off road parking for one car. The driveway leads to the single garage with up and over door with power and lighting connected.

Upon entering this perfectly balanced property, you are welcomed into a entrance porch, a perfect space for shoes and coats. A door leads into the light and spacious living room which leads into the kitchen / diner with ample cupboard space and a useful rear porch with door giving access to the garden. The first floor landing leads to all three bedrooms and a family bathroom, with a useful airing cupboard and access to the loft.

The main bedroom is generously sized and flooded with light overlooking the rear garden. Bedroom two and three have plenty of space for a bed and other bedroom furniture. The family bathroom completes the accommodation with extensive wall tiling, WC, pedestal washbasin and bath with shower over.

The rear garden creates the perfect space to sit out and enjoy the sun and listen to the birds. The garden is laid mainly to lawn with an area of patio perfect for alfresco dining. The garden is the perfect space for children to play and pets to potter.

Higher Meadow has so much to offer and lends itself to be a perfect family home. The property is in need of some updating throughout, however is the perfect opportunity to add your own stamp. The property is worthy of an internal inspection to appreciate the accommodation and space it has to offer. Contact us today to arrange a viewing on 01271 379 314. High Bickington is a popular and desired village location for families, couples and retired people alike as it really does offer the best of both worlds. Superb access to Barnstaple, South Molton and Torrington. You will find locally a community shop, two pubs, village hall, excellent school and nearby golf course – everything you need is on your doorstep. There are excellent walks close by as well as Codden Hill and the beautiful Taw Valley within easy reach. Situated in the valley of the River Taw, Barnstaple is surrounded by beautiful countryside and has a variety of great shops, supermarkets, restaurants, schools and pubs. As well as those all important recreation facilities including a leisure centre, cinema, a pannier market, and a theatre. The A361 North Devon Link Road provides convenient access to the M5 Motorway. Further sandy beaches and coastal walks at Saunton, Croyde and Woolacombe are a drive away, as is the stunning area of Exmoor. Barnstaple Train Station is also within a short drive.



PORCH 3'11 X 4'04 (1.19M X 1.32M)

PVC double glazed window to side elevation, hanging space, radiator, fitted carpet.

LOUNGE 15'08 X 14'10 (4.78M X 4.52M)

PVC double glazed window to front elevation, 2 radiators, feature fireplace, fitted carpet.

KITCHEN / DINER 15'07 X 8'09 (4.75M X 2.67M)

An attractively fitted kitchen with inset stainless steel one and a half bowl sink set into work surface, with cupboard space below. Integrated single oven set into work surface with 4 ring gas hob with extractor above. Space for fridge / freezer and space for dishwasher, washing machine, plenty of preparation space, space for dining table. PVC double glazed window to rear elevation. Wall mounted boiler supplying the central heating system, radiator, slate flooring.

REAR PORCH 5'03 X 4'04 (1.60M X 1.32M)

PVC double glazed window to rear elevation and giving access to the garden, vinyl flooring.

FIRST FLOOR LANDING

Access to the loft space, useful cupboard, fitted carpet.

BEDROOM ONE 9'04 X 9'02 (2.84M X 2.79M)

PVC double glazed window to rear elevation overlooking the garden, built in wardrobes. radiator, fitted carpet,

BEDROOM TWO 17'03 X 6'10 (5.26M X 2.08M)

A dual aspect window to front and rear elevation. Access to loft space, radiator, laminate flooring.

BEDROOM THREE 15'07 X 8'6 (4.75M X 2.59M)

2 PVC double glazed windows to front elevation, 2 radiators, fitted carpet.

BATHROOM

A modern three piece suite comprising panelled bath in a tiled surround with shower over, W.C, vanity sink unit with cupboard space below, vinyl flooring.

OUTSIDE

To the front of the property is a driveway providing off road parking for one car. The driveway leads to the single garage. To the rear of the property is a fully enclosed garden offering a degree of privacy and backs onto fields. There is also an area of patio perfect for outside dining. Overall the garden is an ideal space for children to play and pets to potter.

NOTE

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.