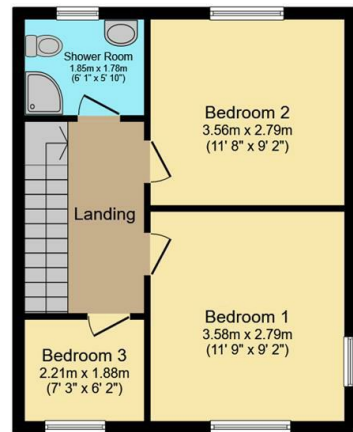
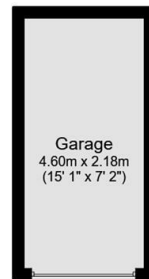


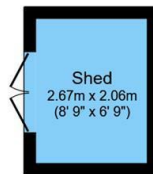
Ground Floor
Floor area 37.6 m² (405 sq.ft.)



First Floor
Floor area 43.5 m² (469 sq.ft.)



Garage
Floor area 10.2 m² (109 sq.ft.)



Outbuilding
Floor area 5.5 m² (59 sq.ft.)

TOTAL: 96.8 m² (1,042 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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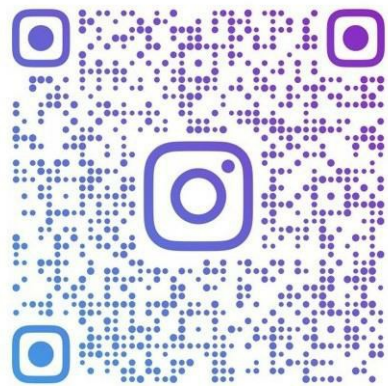
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2 BARTON MEADOW ROAD, HIGH BICKINGTON

UMBERLEIGH, EX37 9AN

Chequers Estate Agents are delighted to present to the market this spacious and well presented three bedroom semi-detached property in the heart of the bustling village of High Bickington. The property has been a much loved home and is available to the market with the added attraction of a landscaped garden, single garage and is available to the market with no onward sales chain.

£255,000

CHEQUERSHOMESBARNSTAPLE

- THREE BEDROOM SEMI DETACHED PROPERTY IN THE HEART OF HIGH BICKINGTON
- MODERN KITCHEN / DINING ROOM
- COSY AND LIGHT LIVING ROOM
- THREE BEDROOMS AND A MODERN SHOWER ROOM
- LOW MAINTENANCE FRONT AND REAR GARDENS
- SINGLE GARAGE AND COMMUNAL PARKING
- HIGHLY SOUGHT AFTER VILLAGE LOCATION
- WALKING DISTANCE TO AMENITIES AND FACILITIES
- UPVC DOUBLE GLAZING AND GAS CENTRAL HEATING
- A MUST VIEW AND NO ONWARD SALES CHAIN



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

On approach to the property, you will find communal parking and a pathway which leads to the property. The front garden is laid to chippings for ease of maintenance.

Upon entering this perfectly balanced property, you are welcomed into a light entrance porch, the perfect space for shoes and coats. The porch leads into the spacious living room which overlooks the front elevation and stairs lead from the living room to the first floor. The kitchen is the perfect hub of the home and offers excellent space for preparing delicious meals for family and friends. The attractive fitted kitchen has ample wall and base units as well as space for white goods. From the kitchen a door leads to the rear garden.

The first floor landing leads to three bedrooms and bathroom, with access to the loft.

The main bedroom is generously sized and flooded with light. Bedroom two has plenty of space for a double bed and furniture and over looks the rear garden. Bedroom three is a single bedroom or perfect office space. The family bathroom completes the accommodation with extensive wall tiling, a low level WC, pedestal washbasin and single shower.

The rear garden creates the perfect space to sit out and enjoy the sun and the views in the distance. The garden has been designed for ease of maintenance and wraps around to the side of the property. The garden is laid to patio with an area of artificial grass with a well established shrub border. Steps down lead to the single garage and useful shed.

Barton Meadow Road has so much to offer and has gas central heating, double glazing, and all the modern conveniences you could expect. An opportunity not to be missed and 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.

SITUATION

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. 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 within easy reach, as is Exmoor. Barnstaple Train Station is also within a short drive.

ENTRANCE PORCH 4'09 X 3'02 (1.45M X 0.97M)

UPVC double glazed window to side elevation; radiator, fitted carpet, fuse board.

LOUNGE 15'08 X 14'07 (4.78M X 4.45M)

UPVC double glazed window to front elevation overlooking the front garden and greens. A cosy living room with stairs to first floor landing; radiator, fitted carpet.

KITCHEN / DINER 15'08 X 9'04 (4.78M X 2.84M)

A modern and attractively fitted kitchen with plenty of base units, further matching wall cabinets and drawers. Inset stainless steel sink set into work surface with cupboard space. Integrated single oven with five ring gas hob, space and plumbing for washing machine and fridge freezer. Space for dining table, radiator, tiled flooring, wall mounted boiler supplying the central heating systems, UPVC double glazed windows and door giving access to the rear garden.

FIRST FLOOR LANDING

A light landing area with access to the loft with light, fitted carpet.

BEDROOM ONE 11'09 X 9'02 (3.58M X 2.79M)

A dual aspect bedroom with UPVC double glazed window to front and side elevation; radiator, fitted carpet.

BEDROOM TWO 11'08 X 9'02 (3.56M X 2.79M)

UPVC double glazed window overlooking the rear garden; radiator, fitted carpet.

BEDROOM THREE 7'03 X 6'02 (2.21M X 1.88M)

UPVC double glazed window to front elevation overlooking the front garden; radiator, fitted carpet.

SHOWER ROOM 6'01 X 5'10 (1.85M X 1.78M)

A modern three piece suite with walk-in shower in a tiled surround, W.C, pedestal wash hand basin, extensive tiling, radiator, tiled flooring, UPVC double glazed opaque window to rear elevation.

OUTSIDE

To the front of the property is one off road parking space. The garden is low maintenance with an area of chippings. A side access gate leads to the rear of the property where there is a landscaped garden laid to patio. There is an area of chippings and artificial grass with flower border.

GARAGE 15'01 X 7'02 (4.60M X 2.18M)

Up and over door.

SHED 8'04 X 6'09 (2.54M X 2.06M)

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.