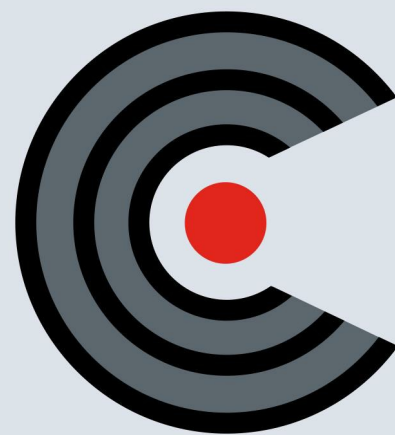




**BICKINGTON LODGE ESTATE, BICKINGTON  
BARNSTAPLE , EX31 2LH**

A great chance to buy a single garage situated in a great location. A perfect lock up and leave storage unit, or an excellent investment with buy to let potential.



**CHEQUERS**

INDEPENDENT ESTATE AGENTS

**Smart Move**

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**£16,500**

- SINGLE GARAGE MEASURING 4.76m X 2.44m
- UP AND OVER DOOR
- CONCRETE FLOORING
- END OF BLOCK POSITION
- HARDSTANDING IN FRONT OF GARAGE
- GREAT LOCK UP AND LEAVE FOR STORAGE
- IDEAL BUY TO LET INVESTMENT
- POPULAR AND ACCESSIBLE LOCATION
- WOULD MAKE A GREAT LOCK UP GYM

Chequers Estate Agents are pleased to offer this single garage situated in a popular village location, with a high population. It benefits from being set at the end of the block of garages, with easy access and a hard standing area to the front. It has an up and over door to the front and concrete floor. No water or electricity connected. The garage measures 4.76m X 2.44m. It would make a perfect lock up and leave storage unit, or possibly gym, but equally may suit an investor looking for a great buy to let opportunity.

## DIRECTIONS

From Bickington Road, turn right in Babbages, just before the shop and post office. Follow the road to the left into Bickington Lodge and left again. Tucked away at the end of the road where you will see a block of garages. No.7 will be at the end, on our right hand side.

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

## COUNCIL TAX BAND



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