

### Floor Plan

Floor area 107.3 m<sup>2</sup> (1,155 sq.ft.)

TOTAL: 107.3 m<sup>2</sup> (1,155 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 any 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



# CHEQUERS

INDEPENDENT ESTATE AGENTS

Smart Move

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| Energy Efficiency Rating                                   |  | Current                 | Potential |
|--|--|-------------------------|-----------|
| <small>Very energy efficient - lower running costs</small> |  |                         |           |
| (92 plus) <b>A</b>   |  |                         | <b>84</b> |
| (81-91) <b>B</b>   |  |                         |           |
| (69-80) <b>C</b>   |  |                         |           |
| (55-68) <b>D</b>   |  | <b>64</b>               |           |
| (39-54) <b>E</b>   |  |                         |           |
| (21-38) <b>F</b>   |  |                         |           |
| (1-20) <b>G</b>  |  |                         |           |
| <small>Not energy efficient - higher running costs</small> |  |                         |           |
| <b>England &amp; Wales</b>                                 |  | EU Directive 2002/91/EC |           |

COUNCIL BAND D



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## 51 LYDDICLEAVE, BICKINGTON, BARNSTAPLE, EX31 2JZ

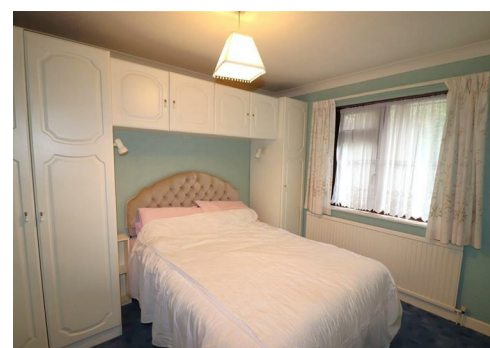
Chequers Estate Agents are delighted to offer this attractive detached bungalow, situated within a highly desirable location, and at the end of a quiet cul-de-sac. It is set in a generous plot, with mature gardens to the front and rear, whilst also benefitting from private parking, garage and well proportioned accommodation. This includes a spacious lounge/diner, kitchen/breakfast room and three double bedrooms. No onward chain.

# £385,000

- ATTRACTIVE DETACHED BUNGALOW SET WITHIN A GENEROUS PLOT
- SITUATED IN A QUIET CUL-DE-SAC AND SOUGHT AFTER LOCATION
- PRIVATE DRIVEWAY PARKING AND GARAGE
- DUAL ASPECT LOUNGE / DINER
- KITCHEN / BREAKFAST ROOM
- THREE DOUBLE BEDROOMS
- SHOWER ROOM
- FRONT AND REAR GARDENS
- LARGE LOFT WITH POTENTIAL TO CONVERT SUBJECT TO PLANNING
- NO ONWARD CHAIN



Chequers Estate Agents are delighted to present this attractive detached bungalow, to the market for sale for the first time since it was built in the 1960's. so certainly a rare opportunity. It is situated in a highly desirable location, and set in a generous plot, within a quiet cul-de-sac. It offers the best of both worlds, with a peaceful and tucked away location, combining with the convenience of local village amenities being only a short distance away. There are well proportioned rooms, blending with an appealing layout, with the added attraction of gas fired central heating and low maintenance UPVC double glazing.



The accommodation in brief comprises of an entrance porch, hallway, lounge/diner, kitchen/breakfast room with rear porch off, three double bedrooms and a shower room with newly installed oversized shower cubicle. The outside of the property does not disappoint, with private driveway parking, garage and low maintenance garden to the front and a lovely mature enclosed larger garden to the rear, with lawn and patio areas, along with useful garden shed and good sized workshop.

There is the potential to extend the property further if desired, or convert the large loft space to create additional accommodation, subject to the required planning approvals being granted.

It is being sold with no onward chain, so is ready for a swift completion. The agents recommend booking a viewing quickly, as interest will be strong.

#### **ENTRANCE PORCH**

Double glazed window to front and rear aspect, double glazed door to side aspect, fitted carpet, inner door leading to entrance hall.

#### **ENTRANCE HALL**

Doors off to principle rooms, radiator, fitted carpet, door leading to inner hallway, meter cupboard.

#### **LOUNGE / DINER 17'10" X 15'9" (5.44 X 4.82 )**

Spacious double aspect room, double glazed windows to front and rear, radiator, fireplace with electric fire inset, fitted carpet.



#### **KITCHEN 10'9" X 10'0" (3.30 X 3.06 )**

Double glazed window to rear aspect, door to rear porch, range of fitted cupboards and drawers, serving hatch to lounge, work surface areas, boiler cupboard, radiator, breakfast bar, space for cooker and fridge / freezer, vinyl flooring.

#### **REAR PORCH**

Double glazed windows, double glazed door leading to garden, space and plumbing for washing machine.

#### **HALLWAY**

Loft hatch, fitted carpet, fitted cupboard.

#### **BEDROOM ONE 10'5" X 11'6" (3.19 X 3.52 )**

Double glazed window to rear aspect, radiator, fitted carpet.

#### **BEDROOM TWO 9'10" X 10'10" (3.00 X 3.31 )**

Double glazed window to rear aspect, radiator, fitted carpet, fitted wardrobe.

#### **BEDROOM THREE 8'10" X 9'11" (2.71 X 3.03 )**

Double glazed window to front aspect, radiator, fitted carpet.

#### **BATHROOM 5'8" X 7'10" (1.74 X 2.39 )**

Two double glazed opaque windows to side aspect, large newly installed shower cubicle, W.C, pedestal hand basin, tiled walls, radiator, vinyl flooring.

#### **OUTSIDE**

To the front of the property is a driveway providing parking for two cars, which leads to a garage with up and over door to the front and pedestrian door to the rear. There is also a low maintenance garden and pathway leading to a couple of steps, which give access to a small terrace and entrance porch. A gate and pathway gives access down the side of the property and the rear garden. The garden to the rear is landscaped, with lawn and patio areas, including a covered seating area. The garden is well established with some mature shrubs, small trees and hedging bordering the rear of the plot. Within the garden you will also find a useful garden shed and workshop.

#### **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.