

TOTAL: 83.5 m² (899 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

T: 01271 379314

E: enquiries@chequershomes.co.uk

W: chequershomes.co.uk

23 BICKINGTON PARK, BICKINGTON

BARNSTAPLE, DEVON, EX31 2JL

Chequers Estate Agents are delighted to present this superb park home offering excellent living space and a delightful easy to manage garden all within easy reach of Bickington's village amenities and a bus stop. Enjoying a convenient position, this park home is a fantastic turn key opportunity for Over 55's

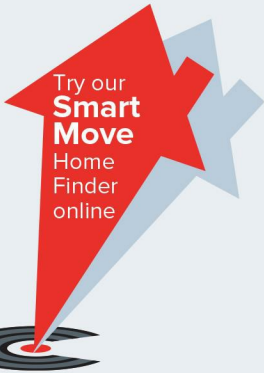
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

COUNCIL BAND A



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66-67 Boutport Street, Barnstaple, Devon, EX31 1HG
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W: chequershomes.co.uk



£179,950

- SPACIOUS AND MODERN TWO BEDROOM PARK HOME
- OVER 55'S ONLY
- LARGE LOUNGE / DINER
- MODERN FITTED KITCHEN WITH INTEGRATED OVEN AND HOB
- WELCOMING ENTRANCE PORCH AND HALLWAY
- 2 DOUBLE BEDROOMS WITH FITTED WARDROBES
- MODERN BATHROOM
- SINGLE GARAGE AND OFF ROAD PARKING
- LOW MAINTENANCE GARDEN
- A MUST VIEW



Chequers estate agents of Barnstaple are delighted to offer for sale 23 Bickington Park, a spacious and extended 2 Bedroom Detached Park Home with a detached garage and a double width brick paved driveway.

No 23 Bickington park offers spacious accommodation and benefits from gas radiator central heating and newly installed UPVC double glazing with the rooms being arranged off a Hallway. It briefly comprises a welcoming entrance porch, being the perfect space for shoes and coats. The porch leads into the light and airy entrance hallway with two useful storage cupboards. The large dual aspect Lounge /Dining Room creates a good level of natural light together with a feature electric fire place. The living / dining room is the perfect space to entertain family and friends or to sit and relax and take in the glimpses of the countryside beyond. There is an attractive fitted kitchen with base and wall mounted cupboards plus an integrated gas hob and oven. The two Bedrooms both have fitted wardrobes while in the bathroom there is a white suite with a paneled bath with shower over, vanity sink unit and WC.

If you are looking for a park home with easy to manage gardens plus ample parking and a garage then no 23 Bickington Park will not disappoint. Appointments to view are recommended and can be easily arranged by contacting Chequers estate agents of Barnstaple the vendors sole agents on 01271 379314.

LOCATION - BARNSTAPLE

The park home is located towards the beginning of the park home development and is within an easy stroll of a bus stop where the buses run to Barnstaple town centre every 15 minutes. Bickington has a village shop/ post office together with an inn and hairdressers while a Sainsbury's superstore can be found at nearby Roundswell as well as a Costa coffee house.

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, Codden Hill and Woolacombe are within easy reach, as is Exmoor. Barnstaple Train Station is also within a short walk or drive.

ENTRANCE PORCH 13' X 7'8 (3.96M X 2.34M)

A light and airy entrance porch with space for shoes and coats. UPVC double glazed patio doors to the dining room and window and door leading to the rear garden, radiator and vinyl flooring

ENTRANCE HALL

Level access to all rooms. Built in cupboard with handy coat hooks and storage space, separate airing cupboard with slatted linen shelving, UPVC double glazed window overlooking the patio area, radiator, fitted carpet.

KITCHEN 9'8 X 8' (2.95M X 2.44M)

Fitted with a range of units comprising inset single bowl sink unit with cupboards under, a range of matching units with work surfaces over, a range of matching wall cupboards, tiled splashbacking. Fitted oven with 4 ring gas hob and cooker hood over, space for upright fridge/freezer, space and plumbing for washing machine, coved ceiling, vinyl flooring, UPVC double glazed window, radiator, cupboard housing gas fired boiler for hot water and central heating system

LIVING ROOM / DINING ROOM 21'5 X 10'8 (6.53M X 3.25M)

A dual aspect room with UPVC double glazed bay windows to the front and side elevation with glimpses of countryside beyond. This open space Living/Dining Room offers plenty of space with UPVC patio doors leading to the entrance porch. An electric effect fire creates a focal point to the room space for dining table, radiator, fitted carpet

BEDROOM ONE 13'2 X 8' (4.01M X 2.44M)

A spacious room with a variety of built in wardrobes with handy rails and drawers, UPVC double glazed window overlooking the patio area, radiator, fitted carpet

BEDROOM TWO 9'8 X 7'10 (2.95M X 2.39M)

UPVC double glazed window, built in bedroom furniture, radiator, fitted carpet

BATHROOM 7' X 5'5 (2.13M X 1.65M)

A modern 3 piece suite which comprises paneled bath in a tiled surround with shower over, vanity sink unit with cupboard below, W.C, heated towel rail, fully tiled surround with tiled flooring, UPVC double glazed window.

OUTSIDE

To the front of the property is a low maintenance area planted to a variety of shrubs. There is a paved parking area with off road parking for one car. The Driveway leads to the single garage with electric door and power and lighting connected. To the side and rear of the property is a patio area with a flower border planted to a variety of shrubs.

GARAGE

Electric door, light and power connected

AGENTS NOTE

Ground rent (pitch fee) is £180.80 per month. You will be buying the home, but not the pitch (plot). The pitch remains in the ownership of the site owner who is responsible for maintaining and managing the site. You will pay a pitch fee for the occupation of the pitch and you will be charged separately for water, gas and electricity. You will pay council tax the the local authority. If you are buying the home from an existing resident, the purchaser is required to pay 10% of the sale price to the site owner and the remaining 90% to the park home owner. Bickington Park is for Over 55's Only.

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.

