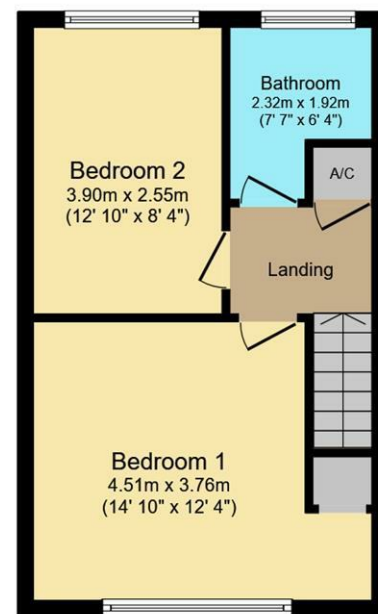


**Ground Floor**  
Floor area 39.4 sq.m. (425 sq.ft.)



**First Floor**  
Floor area 35.3 sq.m. (380 sq.ft.)

Total floor area: 74.8 sq.m. (805 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](http://www.Propertybox.io)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</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 BAND B



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**44 BABBAGES, BICKINGTON**  
**BARNSTAPLE, EX31 2LW**

A spacious end terraced two bedroom house, situated within close proximity to Bickington's village amenities, benefitting from en-bloc garage, gas central heating, double glazing and no onward chain.



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**£219,950**



- END TERRACED HOUSE
- CENTRE OF VILLAGE LOCATION
- EN-BLOC GARAGE AND STREET PARKING
- SPACIOUS LIVING ROOM
- KITCHEN / DINER
- DOUBLE GLAZED AND GAS CENTRAL HEATING
- LOW MAINTENANCE GARDENS
- TWO DOUBLE BEDROOMS
- BATHROOM
- NO ONWARD CHAIN



Chequers Estate Agents are delighted to offer this spacious end terraced house for sale, situated within the heart of Bickington, and close to all village amenities. The property has been successfully let for several years, making it an ideal buy to let investment. But it would also make a lovely family home, or an ideal first time buy. It benefits from double glazing, gas central heating, low maintenance gardens, with the added attraction of an en-bloc garage and no onward chain.



The accommodation is arranged over two floors and briefly comprises of an entrance hall, lounge, kitchen/diner, rear porch, bathroom and two double bedrooms. A great property in a desirable location.

#### ENTRANCE HALL

UPVC double glazed entrance door, UPVC double glazed window, radiator, fitted carpet, cloak space, stairs to first floor.

#### LOUNGE 11'9" X 17'8" (3.59 X 5.41 )

UPVC double glazed window to front aspect, radiator, stone fireplace, fitted carpet.



#### KITCHEN / DINER 15'0" X 7'10" (4.58 X 2.39 )

UPVC double glazed window to rear aspect, radiator, under stairs storage cupboard, range of fitted cupboards and drawers, sink with draining board, space and plumbing for washing machine, space for cooker and fridge, work surface areas, door to rear porch.

#### REAR PORCH

UPVC double glazed window to rear and side aspect, UPVC double glazed door with opaque panel leading to garden, vinyl flooring.



#### FIRST FLOOR LANDING

Airing cupboard, loft hatch, fitted carpet.

#### BEDROOM ONE 14'9" X 12'4" (4.51 X 3.76 )

UPVC double glazed window to front aspect, radiator, fitted carpet, wardrobe space.

#### BEDROOM TWO 8'4" X 12'9" (2.55 X 3.90 )

UPVC double glazed window to rear aspect, radiator, fitted carpet, view towards playing field.

#### BATHROOM 6'3" X 7'7" (1.92 X 2.32 )

UPVC double glazed opaque window, radiator, W.C, pedestal hand basin, bath with wall mounted shower over, vinyl flooring, tiled walls, extractor fan.

#### OUTSIDE

To the front is a pathway leading to the entrance, along with a small garden laid to lawn. To the rear is a courtyard garden with gate providing pedestrian access. There is also an en bloc garage, located a short distance away.

#### 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.