



**STAGS**  
FOR SALE  
01291 322833



26 Barton Meadow Road

# 26 Barton Meadow

High Bickington, Umberleigh, Devon EX37 9AN

Barnstaple/South Molton 9 miles. Torrington 7 miles.

A modern detached house backing onto fields and enjoying far reaching views, driveway for 2 cars.

- 3 Bedrooms (1 En-suite)
- Integrated NEFF Appliances
- Double Glazing & Gas Central Heating
- Sunny Rear Garden backing onto fields
- Council Tax Band C
- Kitchen/Diner with modern Fitted Kitchen
- Home Office/Utility/Cloakroom WC
- Far reaching views
- Driveway Parking for 2 cars
- Freehold

Guide Price £319,950

## SITUATION AND AMENITIES

The property is situated in a popular residential area, within a short walk of the village, which boasts primary school, pub, Church, community shop, community centre, post office, Doctor's surgery, bus services, playing fields and parks, community woodland, football and cricket clubs and a golf club at Libbaton nearby. Umberleigh train station is within 3 miles and provides a regular service between Barnstaple and Exeter. Barnstaple, the regional centre, is about 10 miles away and offers the area's main business, commercial, leisure and shopping venues as well as District Hospital. The sandy surfing beaches at Croyde, Saunton (also with Championship golf course) and Woolacombe are all within about 40 minutes by car as are Dartmoor and Exmoor National Parks.

## DESCRIPTION

A detached two storey house which we understand was built circa. 1997 and presents part painted rendered and brick elevations with double glazed windows and doors beneath a tiled roof. The layout on the ground floor comprises; Entrance lobby, living room, kitchen/dining room with doors into the rear garden, rear lobby, cloakroom wc, former integral garage which has been converted to create a home office and utility room. On the first floor are three bedrooms with fitted wardrobes, the main bedroom also benefits from a newly fitted en-suite, there is also a family bathroom. Outside there is a driveway at the front providing parking for 2 cars, at the rear is an enclosed rear garden with level lawn and workshop with power connected.



## GROUND FLOOR

ENTRANCE LOBBY with stairs off to first floor, door leading into LIVING ROOM window to front, wood effect vinyl flooring, archway leading into KITCHEN modern fitted kitchen with high gloss grey matching wall and base units with integrated dishwasher, stainless steel Franke sink and drainer with mixer tap, tiled splashback, NEFF electric fan oven, induction hob with stainless steel extractor over, integrated dishwasher, four seater breakfast bar, space for American style fridge freezer, sliding patio doors leading to rear garden and window overlooking garden, contemporary style radiator, walk in under stairs storage. REAR LOBBY with door to side. CLOAKROOM WC with opaque window to rear, dual flush WC, wall mounted hand wash basin. The garage has been converted create UTILITY/HOME OFFICE with space for white goods, wall mounted Worcester gas boiler.

## FIRST FLOOR

LANDING loft access via hatch, airing cupboard with radiator. BEDROOM 1 window to front, built in wardrobes, fitted carpets. EN-SUITE opaque window to side newly fitted suite. BEDROOM 2 bedroom to front, built in wardrobes, fitted carpet. BEDROOM 3 window to rear with countryside views and overlooking garden, built in wardrobes, fitted carpets. BATHROOM opaque window to rear, white suite comprising panelled bath with shower attachment over, WC, pedestal wash basin, vinyl flooring, partly tiled walls, extractor fan.

## OUTSIDE

At the front of the property is driveway parking for two vehicles, gated access at the side leads to an enclosed REAR GARDEN, backing onto fields. Mainly laid to lawn with SUN TERRACE and WORKSHOP.

## SERVICES

All mains services connected, gas fired central heating, combination boiler fitted 2021. According to Ofcom Superfast broadband is available in the area.

## DIRECTIONS

From Barnstaple, take the A377 towards Exeter, passing through Bishops Tawton and Chapelton. After Chapelton Sawmill take the first right signed Atherington and High Bickington. From Atherington proceed straight across the staggered crossroads, taking the B3217 towards High Bickington, at the pedestrian crossing turn right into Barton Meadow Road, the property can be found on the right hand side with a 'For Sale' board clearly visible.

What3Words: ///coached.matter.excusing

## LETTINGS

If you are considering investing in a Buy To Let or letting another property, and require advice on current rents, yields or general lettings information to ensure you comply, then please contact a member of our lettings team on 01271 322837 or [rentals.northdevon@stags.co.uk](mailto:rentals.northdevon@stags.co.uk).

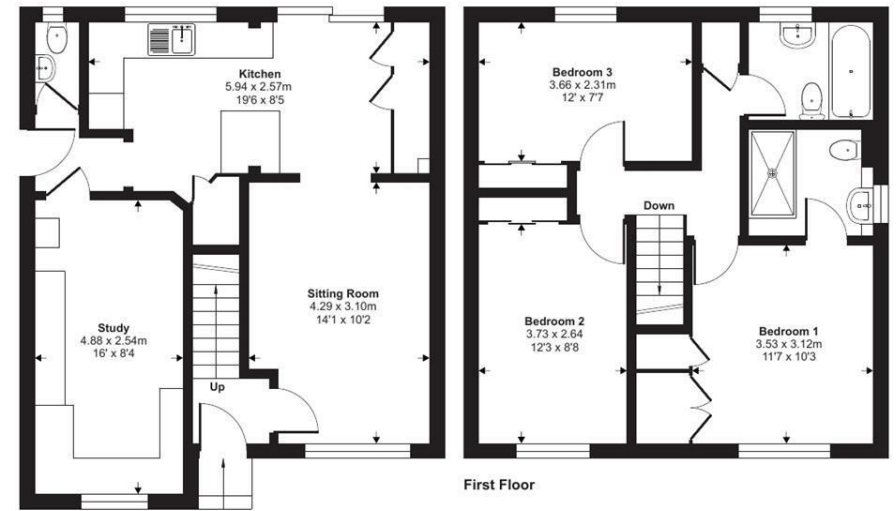
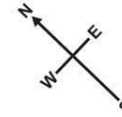


These particulars are a guide only and should not be relied upon for any purpose.



Approximate Area = 1073 sq ft / 99.6 sq m

For identification only - Not to scale



Ground Floor

First Floor



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		83	66
EU Directive 2002/91/EC			

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