



35, Magdala Road





# 35, Magdala Road

Bickington, Barnstaple, Devon EX31 2LZ

Within walking distance of bus services, local shops, pubs and supermarkets. Barnstaple centre, 10 minutes.

A well presented 3 bedroom end of terrace house with gardens to the front and rear.

- Entrance Porch and Hallway
- Kitchen/Diner
- Single garage en-bloc
- Gardens to the front and rear
- Freehold
- 3 Bedrooms
- Gas fired central heating and Double Glazing
- Potential to create off street parking (STPP)
- Council Tax Band B

Guide Price £279,950

## SITUATION AND AMENITIES

Situated in a no through road in the popular village of Bickington within easy reach of all local amenities, the town, schools and the A361. The village of Bickington offers an excellent range of local amenities, shops and bus services also within close proximity of the Regional Centre of Barnstaple which is just two miles to the east. Nearby there is Roundswell Retail Park including a Sainsburys supermarket, which is one mile to the south east. The property is close to the Tarka Trail linking Braunton to Meeth formerly part of Devon's coast to coast cycling and walking route. Barnstaple is located on the banks of the rivers Taw and Yeo and as North Devon's Regional Centre houses the area's main business, commercial, leisure and shopping venues as well as District Hospital. The coast is easily accessible at the popular estuary village of Instow, Appledore and Westward Ho!. Further afield Croyde and Woolacombe are within about half an hour drive as is Exmoor National Park. The North Devon Link road is close by through to Junction 27 of the M5 Motorway and where Tiverton Parkway provides a fast service of trains to London Paddington in just over 2 hours. The nearest Airport is at Exeter about 42 miles to the South East.

## DESCRIPTION

An end of terrace, two storey house which we understand was built in the 1970's and has been updating recently by the current owner, the property presents part brick, clad and rendered elevations, with double glazed windows, beneath a tiled roof. The layout is well presented and briefly consists on the ground floor, Entrance porch, hallway, living room, kitchen/diner, rear lobby and wc. On the first floor are two double bedrooms, a single bedroom and updated bathroom. Outside there are enclosed gardens to three sides, potential to create off street parking (subject to planning permission) and a single garage en-bloc.





## GROUND FLOOR

ENTRANCE PORCH with sliding doors and window to side, leading to entrance door with opaque glazing, stairs off to first floor, wood effect light oak flooring, bespoke built in under stair storage, sliding partially glazed door leading into KITCHEN/DINING ROOM windows overlooking rear garden, matching shaker style wall and base units, white roll top work surface, integrated double oven and grill, four point induction hob with stainless steel extractor over, space for slimline dishwasher and freestanding fridge freezer, inset 1 ½ sink and drainer with mixer tap, metro tile splashback, contemporary vertical radiator. Door through to rear LOBBY/UTILITY AREA with space for washing machine. DOWNSTAIRS WC with sliding door, window to side, dual flush WC, wall mounted hand wash basin. Door from rear porch leading to garden. LIVING ROOM with fitted carpet, large windows overlooking front garden.

## FIRST FLOOR

LANDING inset downlighting, airing cupboard housing gas fired boiler on hive system, loft access via hatch with ladder (loft insulated and part boarded). Matching carpets throughout bedrooms, landing and stairs. BEDROOM 1 inset downlighting, window to front, distant views of surrounding countryside and overlooking the front garden, recessed wall wardrobes. BEDROOM 2 window to rear elevation overlooking garden, inset downlighting. BEDROOM 3 inset downlighting, window to front elevation. BATHROOM fitted with modern white suite with dual flush close coupled WC, vanity hand wash basin with mixer tap, panelled bath with mixer tap and shower over, partly tiled walls, tile effect vinyl flooring, heated towel rail, extractor fan, opaque window to rear.

## OUTSIDE

At the rear, GARAGE on block with up-an-over door, potential off-street parking to side, subject to permission for getting the kerb dropped, or could be incorporated into the garden. Currently gravelled hard standing. Newly enclosed fencing and gate leading to GARDEN with level lawn and paved pathway, steps leading down to SUN TERRACE which has been newly landscaped, paved pathway with gated access to side leading to front garden. Outside cold water tap. At the side of the property is GARDEN SHED and raised beds which has potential for small vegetable plot. ENCLOSED FRONT GARDEN with paved SUN TERRACE lawned garden and stocked borders with mature shrubs, plants and trees. Outside electricity point. Non-restricted on-street parking.

## SERVICES

All mains services connected. Gas fired central heating. According to Ofcom Ultrafast broadband is available in the area.

## DIRECTIONS

From Barnstaple continue up Sticklepath Hill and at the Cedars Roundabout continue straight across signposted to Fremington and Bickington. On entering Bickington proceed past the Old Barn Inn and take the next turning left into Elmfield Road, keep left at the bottom of the road and continue into Magdala Road, the property can be found on the left hand side with a 'For Sale' board clearly visible.

What3Words: ///voter.bulletins.widely

## 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).



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			86
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		62	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Approximate Gross Internal Area = 85.0 sq m / 915 sq ft  
Garage = 12.6 sq m / 136 sq ft  
Total = 97.6 sq m / 1051 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1073880)



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