



12, Ridgeway Green



STAGS

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High Bickington, Umberleigh, Devon EX37 9EL
Barnstaple 10 miles. South Molton 9 miles. Torrington 7 miles

A two bedroom terraced house in a favoured village

- Investment Opportunity
- Open plan Living/Dining/Kitchen
- Enclosed Rear Garden & Communal Parking
- Current Monthly Rental £514.59
- Council Tax Band B
- 2 Bedroom Mid Terraced House
- Subject to an affordable housing scheme and local occupancy restriction
- Service Charge £45.00 per month & Annual Charge of £120.00
- District Heating System fuelled by Biomass Boiler
- Freehold

Guide Price £149,950

SITUATION & AMENITIES

High Bickington is a thriving village with many amenities including; a well regarded primary school, public house, Church of England and Methodist Chapel, community shop, community centre, post office, two playing fields/parks, community woodland, allotments, golf club at Libbaton nearby and bus services. The Mole Resort, Golf Club is also within around 15 minutes' drive and has facilities including swimming pools, gym, spa, tea room, restaurant etc. 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 freehold terraced house subject to a section 106 for an affordable housing scheme and a local occupancy restriction, covering the following areas; High Bickington, Atherington, Yarnscombe, St. Giles in the Wood, Roborough, Ashreigney, Burrington, Chittlehampton, Chittlehamholt and some parts of Umberleigh.

GROUND FLOOR

ENTRANCE LOBBY with fitted entrance matting and carpet. Door into open plan SITTING/DINING/KITCHEN ROOM with windows to front elevation, fitted carpet. KITCHEN with fitted vinyl flooring, door out to enclosed REAR GARDEN, Downstairs WC, matching wall and base units, space for fridge and washing machine, integrated electric oven, hob and extractor, stainless steel sink and drainer with tiled splashback.

FIRST FLOOR

First Floor landing and stairs, fitted carpet, loft access via hatch. BEDROOM 2 with window to rear elevation, built-in cupboard, fitted carpet. BATHROOM with panelled bath with shower over, pedestal wash basin, dual flush WC, vinyl flooring, extractor fan. BEDROOM 1 with window to front elevation, built-in wardrobe.

SERVICES

Mains electricity, water and drainage. District Heating System fuelled by Biomass Boiler. Radiators and hot water tank with immersion heater.

Maintenance charge of £45.00 per month for the upkeep of the communal areas; including, parking, shared grounds, lighting, external window cleaning. Annual estate management charge of £120.00.

According to Ofcom, Ultrafast broadband is available at the property and there is the likelihood of coverage from several mobile phone networks. For more information please see the Ofcom website: <https://checker.ofcom.org.uk/>

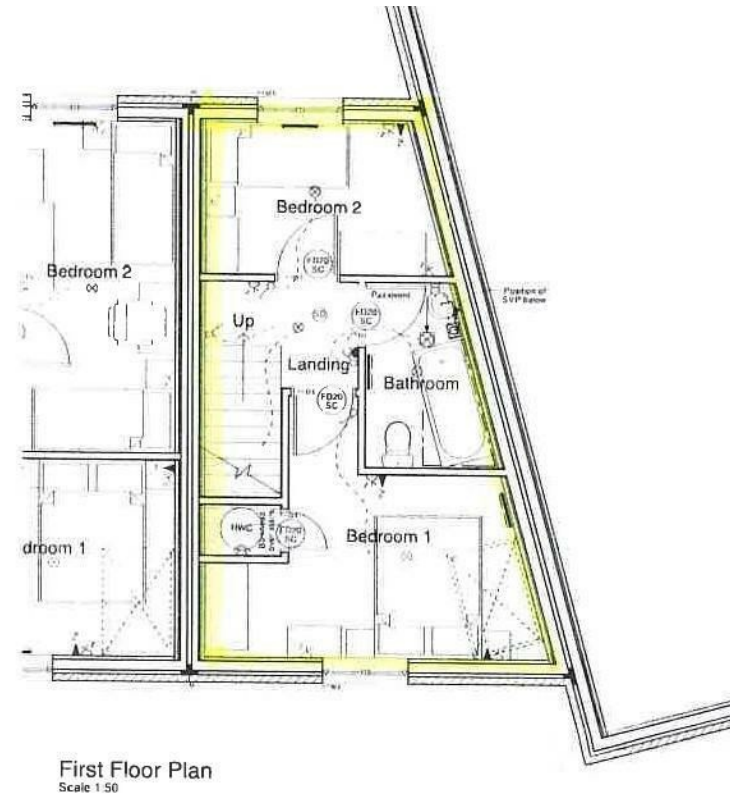
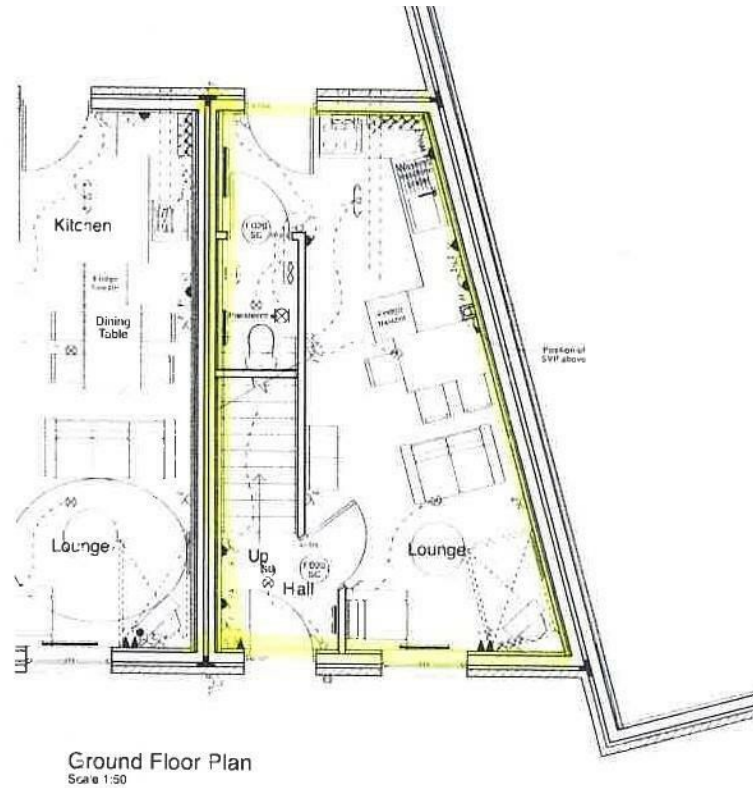
DIRECTIONS

What3Words: [///balconies.resemble.defends](#)

SECTION 106

The property is subject to a local occupancy restriction. Further details can be obtained via the sole selling agent.





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B		
(69-80) C	78	
(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		

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