



23, Fountain Fields





# 23, Fountain Fields

High Bickington, Umberleigh, Devon EX37 9AP

Barnstaple 9 miles, South Molton 10 miles, Torrington 8 miles

Spacious 3 bedroom detached bungalow located within a quiet cul-de-sac in the sought-after country village of High Bickington

- Deatched
- 2 Bathrooms
- Sitting Room
- Off road parking & Garage
- Freehold
- 3 Bedrooms
- Kitchen/Diner
- Cul-de sac location
- Private garden
- Council tax band D

Guide Price £350,000

## SITUATION

High Bickington village offers a range of amenities including community shop, primary school, two public houses, Methodist Chapel and Church of England, active Community Centre, Post Office, community woodland, playparks/playing field, football, and cricket clubs, bus service etc. The area is well served by excellent state and private schools including the well renowned West Buckland School, which offers a bus service within walking distance. Libbaton Golf Club is within a healthy walk or short drive. The Mole Resort, Golf Club is also within around 15 minutes' drive and has facilities including swimming pools, gym, spa, tea room, restaurant etc. There are nearby stations and public houses at Portsmouth Arms and Umberleigh on the picturesque Tarka Line, providing trains both to Barnstaple and Exeter. The regional centre of Barnstaple is approximately 20 minutes by car, and offers the area's main business, commercial, leisure and shopping venues as well as North Devon District Hospital and live theatre. At Barnstaple there is access to the North Devon Link Road, A361, which leads on, in a further 45 minutes or so, to Junction 27 of the M5 Motorway and Tiverton Parkway Station, which offers a fast service of trains to London Paddington in just over two hours. The market towns of Bideford, South Molton and Great Torrington are all easily accessible.





## DESCRIPTION

Located within a quiet cul-de-sac in the sought-after country village of High Bickington with local amenities nearby, is this spacious 3 bedroom detached bungalow with off road parking, garage and private rear garden.

The property includes a kitchen/dining room with wall and base units, inset sink and integral oven + hob with space for white goods. There is also further space for dining table and chairs. To the rear of the property is a spacious lounge with French doors that lead out to the rear garden.

There are 3 bedrooms, 2 of which are doubles with bedroom 1 benefiting from an en-suite shower room and bedroom 2 with a fitted wardrobe. There is also a 3-piece suite shower room.

Outside to the front of the property is a paved driveway with single garage, front lawn area with shrubs and lawn. To the rear is a good size, enclosed garden with decked area ideal for outdoor dining and lawned space with open fields beyond. Single door to the garage and access to the front.

## SERVICES

All mains connected

Brick build with tiled roof

According to Ofcom, Ultrafast broadband is available in the area, and mobile signal is likely from several providers. For further information please visit <https://checker.ofcom.org.uk/>

## 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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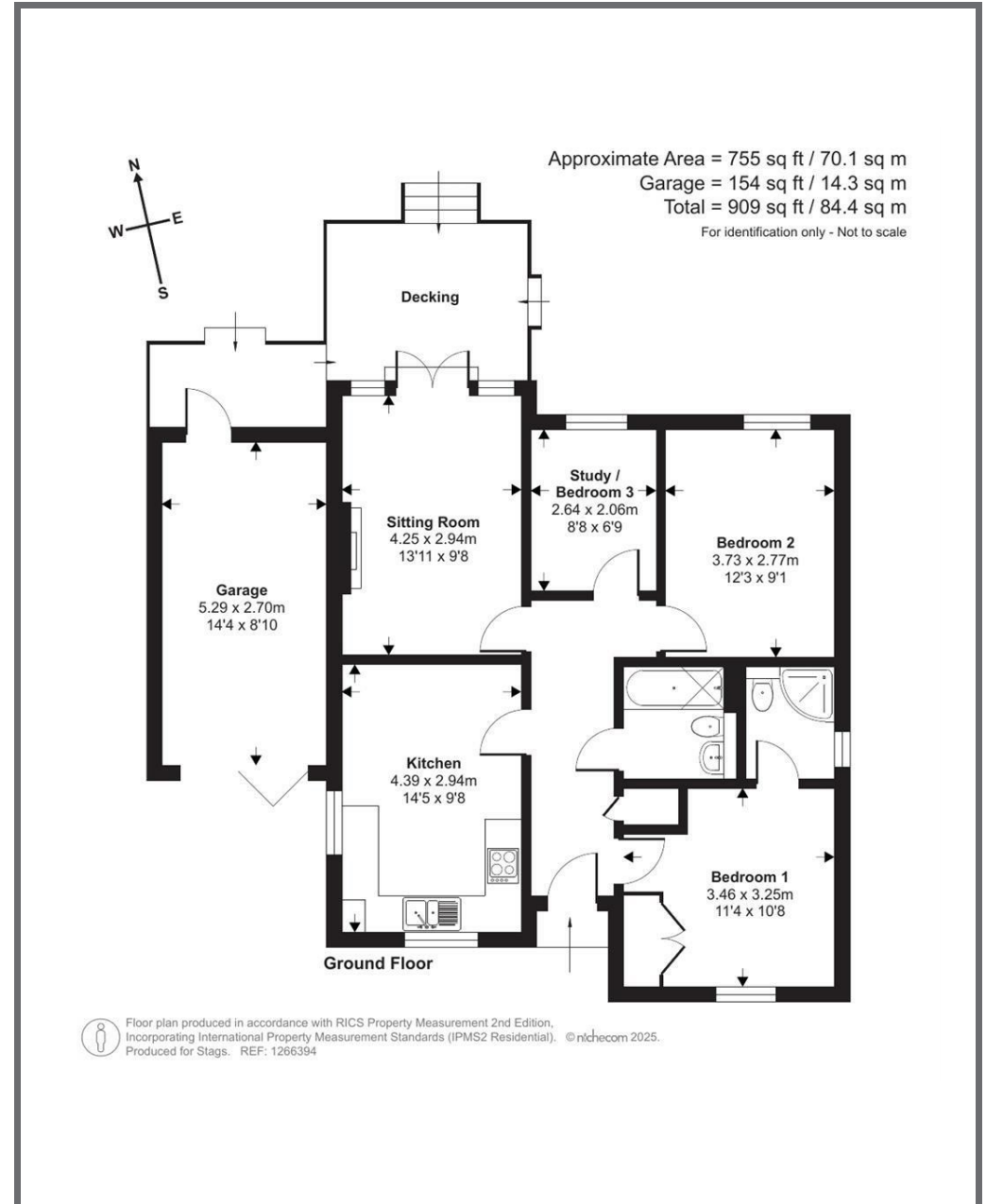


Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	Current	Potential
	77	90
England & Wales		
EU Directive 2002/91/EC		

30 Boutport Street, Barnstaple,  
Devon, EX31 1RP

barnstaple@stags.co.uk

01271 322833



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