



30 Fairways View, High Bickington, EX37 9BZ

Price Guide £400,000

A most attractive and spacious DETACHED HOUSE situated in a quiet cul-de-sac on the edge of Libbaton golf course adjoining woodland, offering spacious and highly adaptable 3/4 BEDROOM and TWO BATHROOM accommodation including a well fitted Kitchen/Dining Room, a spacious Sitting Room and a Conservatory, with PARKING for 2/3 cars, GARDEN and SINGLE GARAGE. Offered with No-On Going Chain.

SITUATION

30 Fairways Drive is situated on the edge of Libbaton golf course, approximately 2 miles from High Bickington, is a thriving village set in the heart of rural North Devon approximately two miles from the A377 Exeter/Barnstaple main road offering good local facilities including a community shop, a post office, a primary school, a doctors surgery, two public houses, a community hall offering a number of sports clubs and societies, as well as the 18 hole golf course at Libbaton with its popular club house which does an amazing Sunday roast! The market town of South Molton to the east and Torrington to the west both offer a more comprehensive range of facilities and the local railway station at Umberleigh, 3 miles, provides a rail link between Exeter and Barnstaple. Road link is via the A377 or the North Devon Link Road, which can easily be accessed at South Molton. Barnstaple, North Devon's regional centre, and the Cathedral and University City of Exeter both offer the wide range of shopping, amenities and facilities one would expect from the county's principal town and city. Tiverton, the M5 motorway at Junction 27 and Tiverton Parkway station, which provides a fast Intercity rail link to London Paddington, are both approximately forty-five minute's drive. There is also an international airport at Exeter.

There are excellent recreational and sporting facilities in the area with a range of Leisure Centres at Tiverton, Crediton and Barnstaple, near-by tennis courts and clubs, local rugby, football and cricket clubs, fishing in the rivers Taw and Torridge, further near-by golf courses at Libbaton, High Bullen and Down St Mary, excellent walking and riding in all directions, racecourses at Haldon Exeter and Newton Abbot, and sailing and water sports on North Devon's scenic and rugged coastline, being approximately three-quarters of an hour's drive.

DESCRIPTION

A most attractive detached house situated on a quiet cul-de-sac on the edge of Libbaton golf course adjoining woodland to the rear, dating back to the 1980's the property is of modern cavity block construction under a tiled roof with rendered and colour washed elevations and uPVC double glazed windows and doors throughout. Internally the well laid out and spacious accommodation is arranged over two floors and briefly comprises a Storm Porch, an Entrance Hall, a large Sitting Room, a well equipped Kitchen/Dining Room, a Cloakroom, a Conservatory, and a Study/Bedroom 4, whilst on the first floor there is a Master Bedroom with En-Suite Shower Room, two further double Bedrooms and a Bathroom. 30 Fairways Drive also benefits from mains gas central heating and modern Kitchen and Bathroom suites. Outside and to the front of the house there is ample off-road parking for two cars

allowing access to a good sized Workshop, whilst a short walk from the house there is a dedicated Single Garage. The manageable gardens surround the house and adjoin woodland at the side creating a really super feature. There is an annual maintenance charge of £400 which covers maintenance of shared areas and the maintenance and emptying of the shared septic tank. 2 golf memberships to Libbaton Golf Club are included within the Deeds to the property and a new owner simply pays the Devon Golf Association Fees of approximately £25 per year.

ENTRANCE

From the parking area, a fully glazed Front Door opens into the Storm Porch being of half glazed construction under a triple polycarbonate roof providing ample coat and shoe storage space. At the end, a further fully glazed Front Door with matching windows on either side overlook and lead into the

ENTRANCE HALL

with doors to the Kitchen/Dining Room, Sitting Room and Inner Hall, and easy turn stairs leading to the First Floor Landing, radiator and laminate flooring.

KITCHEN/DINING ROOM

A good sized 'L' shaped dual aspect room including a range of matching cream shaker style units at one end under a granite worksurface with tiled splash backs, including and incorporating a one and a half bowl stainless steel sink unit with mixer tap set below the window to the rear. On one side there are two, two ring hobs, one gas and one electric set under a stainless steel extractor fan which is situated between a range of matching wall cupboards. The Kitchen also benefits from an integrated dishwasher, two built-in eye level side by side stainless steel ovens, a warming drawer, space and point for an American style fridge freezer with cupboards to one side and over, inset ceiling down lighting and coved ceiling. In the centre of the Kitchen there is an attractive island unit incorporating a range of cupboards and drawers and a bottle fridge. In one corner there is a mains gas boiler providing domestic hot water and servicing radiators with half glazed Back Door to one side leading outside. At the other end of the room there is a good sized Dining Area allowing enough space for an 8 seater table with window to the front, radiator, corner display shelving and laminate flooring continuing through to the Kitchen area.

SITTING ROOM

A good sized room with fully glazed French doors to the front with glazed panels on with side overlooking and leading out to the garden, TV point, coved ceiling and radiator.

INNER HALL

with coat storage to one side, inset ceiling down lighting and doors to the Study/Bedroom 4 and Cloakroom.

CLOAKROOM

fitted with a matching white suite comprising a low level WC set below an obscure glazed window to the rear, and a built-in vanity unit with stainless steel mixer tap and cupboard below, radiator, coved ceiling, and extractor fan.

STUDY/BEDROOM 4

Another good sized room currently used as a Study but large enough to be a ground floor double bedroom with window to the rear with radiator below, fitted shelving along one wall, useful built-in storage cupboard, coved ceiling, and fully glazed door and two steps leading down to the

CONSERVATORY

of uPVC double glazed construction on a brick plinth under a triple polycarbonate roof with fully glazed French doors overlooking and leading out to the garden.

STAIRS AND LANDING

Returning to the Entrance Hall, stairs with wooden balustrade and hand rail to one side lead to the spacious Landing with doors off to all rooms, hatch to roof space and useful under eaves storage cupboard.

BEDROOM 1

A large double bedroom with window to the front overlooking the garden and woodland beyond, radiator, part sloping ceilings and coving.

BEDROOM 2

Another double bedroom with window to the front overlooking the garden and woodland beyond, radiator. At one end a door opens into the

EN-SUITE SHOWER ROOM

with partially tiled walls and matching white suite comprising a tiled shower cubicle housing a stainless steel mixer shower with glazed shower screen to one side; a built-in vanity unit with stainless steel tap and storage cupboard below; and low level WC. The Bathroom is finished with a window to the front, chrome ladder towel rail, extractor fan, inset ceiling down lighting, shaver light and coved ceiling.

BEDROOM 3

Another double bedroom that is currently used as a wardrobe with window to the rear, coved ceiling and radiator.

BATHROOM

with partially tiled walls and matching white suite comprising a double shower cubicle housing a

stainless steel mixer shower with glazed shower screen to one side; a built-in vanity unit with stainless steel mixer tap, back lit mirror over and cupboard below; and a low level WC. The Bathroom is finished with a chrome ladder towel rail, obscure glazed window to the rear, extractor fan, coved ceiling and inset downlighting, At one end of the Bathroom is space and plumbing for a washing machine and tumble dryer.

OUTSIDE

From the cul-de-sac a wooden vehicular gate opens onto the brick paved drive providing ample and parking and turning for at least two cars and access to the Front Door into the Storm Porch. On one side of the parking there is a good sized area of Garden benefitting from well stocked shrub beds and a large detached timber Workshop and Storage Area. The brick paved drive continues to the end of the house and gives access to the fully glazed door into the Conservatory which overlooks the woodland at the side of the house. At the rear of the property there is a narrow area of garden which is bordered by wooden panel fencing and is paved, whilst at the remaining end of the house is a further gravel parking space for one car. A short walk from the house there is a dedicated single garage with concrete floor and metal up and over door, part of a block of 5 garages but with no power or light connected.

SERVICES

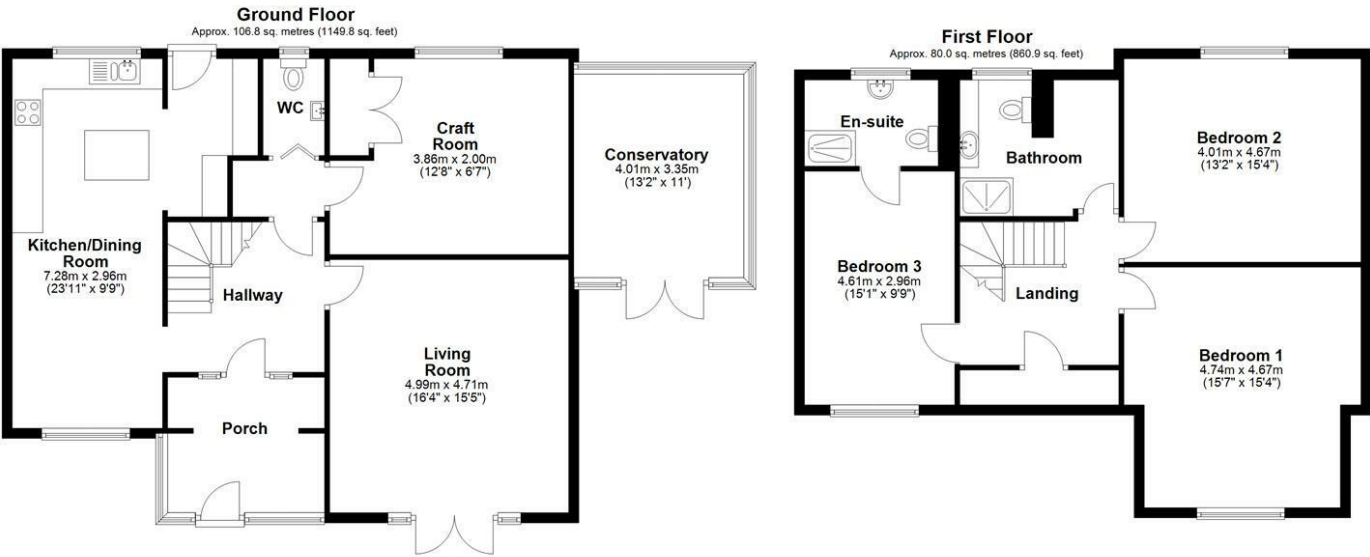
Mains electricity, mains water and shared private drainage. Mains Gas Boiler providing domestic hot water and servicing radiators. Telephone connected subject to BT regulations. Satellite available via Sky. Basic broadband speed is 10 Mbps Superfast Broadband (provided by BT) is 31 Mbps. Mobile Phone coverage by EE, O2 and Vodafone. Torridge District Council Tax - Band E £2962. 2025/26.

Agents Note: There is an Annual Management Charge of approximately £400 per annum which covers maintenance of shared areas and the maintenance and emptying of the shared septic tank. 2 golf memberships to Libbaton Golf Club are included within the Deeds to the property and a new owner simply pays the Devon Golf Association Fees of approximately £25 per year.

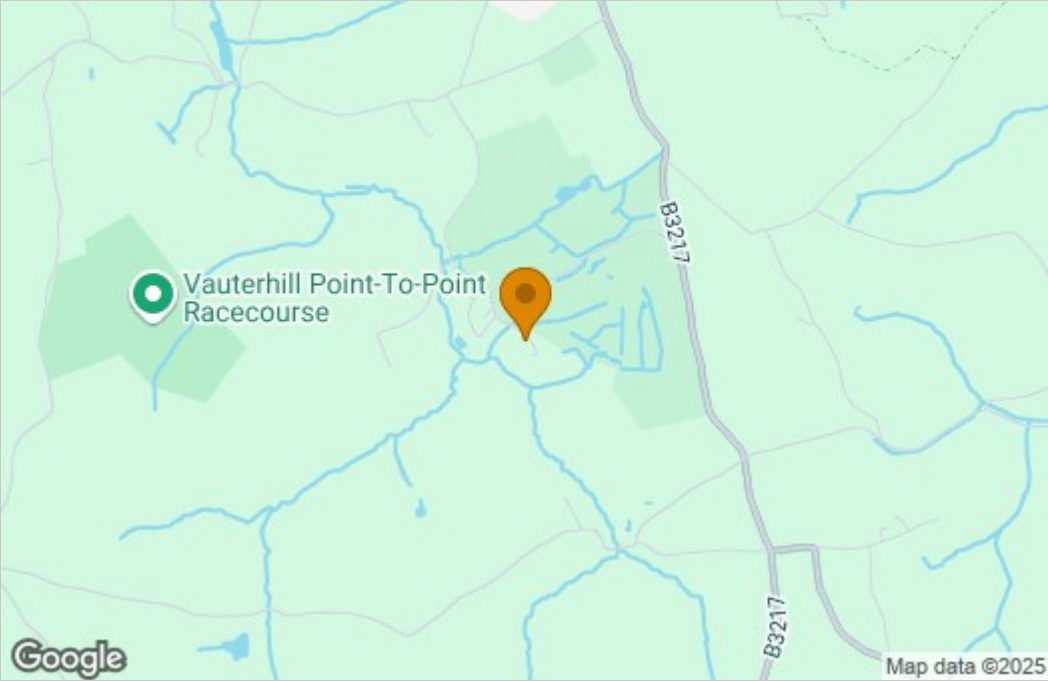
VIEWING

Strictly by appointment through the agent. Out of Hours Please Call 01769 580024 or E-Mail enquiries@keenors.co.uk

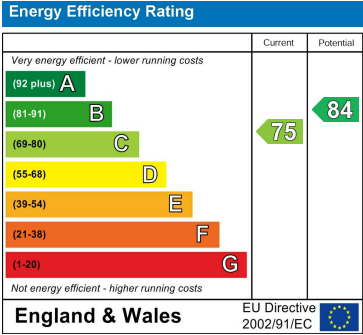
Floor Plan



Area Map



Energy Efficiency Graph



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