



**WOOLLIAMS**  
Property Services

Guide price £240,000  
Springfield Road, Bickington, EX31 2JD



 **3**  
Bedrooms

 **1**  
Bathroom

2 Queens House, Queen Street, Barnstaple, EX32 8HJ |  
sales@woolliamspropertyservices.com

01271 328586



The accommodation is both practical and stylish, beginning with a welcoming entrance porch leading into a comfortable lounge. To the rear, a spacious kitchen/breakfast room forms the heart of the home, featuring a part-galleried ceiling, a range of fitted units, and a central island breakfast bar—perfect for both everyday living and entertaining. A separate utility room adds further convenience. Upstairs, there are three well-proportioned bedrooms along with a fully tiled family bathroom. Outside, the property offers a brick-paved driveway providing off-road parking for two vehicles. To the rear is a sunny, enclosed garden—ideal for families or relaxing outdoors—along with a substantial workshop/store offering excellent additional space.

A very well-presented and modern three-bedroom end-of-terrace home, ideally situated in a quiet cul-de-sac within the popular Bickington area. This inviting property has been thoughtfully maintained, including a new roof installed in 2025, and benefits from gas-fired central heating and uPVC double glazing throughout. The accommodation is both practical and stylish, beginning with a welcoming entrance porch leading into a comfortable lounge. To the rear, a spacious kitchen/breakfast room forms the heart of the home, featuring a part-galleried ceiling, a range of fitted units, and a central island breakfast bar—perfect for both everyday living and entertaining. A separate utility room adds further convenience. Upstairs, there are three well-proportioned bedrooms along with a fully tiled family bathroom. Outside, the property offers a brick-paved driveway providing off-road parking for two vehicles. To the rear is a sunny, enclosed garden—ideal for families or relaxing outdoors—along with a substantial workshop/store offering excellent additional space.

The location is particularly appealing, with easy access to the nearby Roundswell walkway, connecting conveniently to Sainsbury's and a range of local retailers. Barnstaple town centre is just a short distance away, offering a wide selection of shops, amenities, and services, while the stunning and varied North Devon coastline is within easy reach. This property would make an ideal first-time purchase or a comfortable home for a growing family.

**Entrance Porch** 1.15m x 1.13m (3' 9" x 3' 8")  
uPVC double-glazed door off.

**Lounge** 4.55m x 4.51m (14' 11" x 14' 10")  
Door off, 6 ceiling downlighters, radiator, staircase to first floor, under stairs cupboard, fitted carpet, door to

**Kitchen/Breakfast Room** 4.65m x 4.55m (15' 3" x 14' 11")  
A well-appointed kitchen features a range of fitted units, centred around a striking standalone island with an integrated sink and breakfast bar—ideal for casual dining or entertaining. uPVC double-glazed French doors open directly onto the garden, drawing in natural light, while a Velux skylight adds an extra sense of openness above. The kitchen is equipped with a one-and-a-half bowl composite sink with mixer tap, ample cupboard storage, and plumbing in place for a dishwasher. Generous work surfaces incorporate a five-burner gas hob with a built-in oven below and a stainless steel extractor hood above. Additional wall-mounted units provide further storage. Finishing touches include three radiators, part-tiled walls, a ceramic tiled floor, and twelve ceiling downlighters, giving the room a clean, modern feel with plenty of illumination throughout.

**Utility Room** 1.79m x 1.07m (5' 10" x 3' 6")  
Working surface with space below and plumbing for washing machine, wall-mounted Ideal Logic gas-fired combination boiler feeding domestic water and central heating system, extractor, ceramic tiled floor.

**Cloakroom** 1.23m x 0.75m (4' x 2' 6")  
White suite with close-coupled WC, wash hand basin, shaver/light fitting, ceramic tiled floor.

**First Floor Landing**  
Fitted carpet extending to stairs, shelved linen cupboard with radiator, 3 ceiling downlighters, access to an extensively boarded loft space, having some raised shelving with retractable ladder, light, and power connected.

**Bedroom 1** 3.56m x 2.61m (11' 8" x 8' 7")  
Radiator, fitted carpet.

**Bedroom 2** 3.50m x 2.33m (11' 6" x 7' 8")  
Radiator, fitted carpet.

**Bedroom 3** 2.61m x 1.82m (8' 7" x 6' )

Radiator, fitted carpet.

**Bathroom** 2.09m x 1.66m (6' 10" x 5' 5")

Having fully tiled walls and fitted with a white suite comprising a panelled bath with mixer tap, a separate shower unit, glazed shower screen. Pedestal wash basin with mixer tap, close-coupled WC, heated towel rail, 4 ceiling downlighters, extractor unit, ceramic tiled floor.

**Workshop** 5.84m x 2.26m (19' 2" x 7' 5")

uPVC double-glazed French doors off, uPVC double-glazed window, four fluorescent light fittings, and power connected.

### **Outside**

At the front of the house is a brick paved hardstanding area for two cars, concrete steps and a path lead down to the front door, where there is an outside light, power supply and tap. A separate set of timber steps leads from the parking area & provide access to a gravelled pathway which extends along the side of the house and leads to the rear. The rear garden enjoys a delightful Southerly aspect and backs onto an open area of green. There is an extensive two-tier timber decked area, whilst the remainder of the garden is laid to paving. A wide pedestrian gate provides access to the rear. There is outside lighting, power and a tap. In addition is a large workshop with light and power.

### **Services**

Mains water, gas, electricity, and drainage connected.

### **Tenure**

Freehold

### **Council Tax**

Band B

### **EPC**

An EPC assessment for the property has been requested, as soon as the certificate is available it will be added to our promotional literature.

### **Viewings**

By appointment through Woolliams Property Services. Telephone: Office Hours 01271 328586 Out of Office Hours: 07977 269098 Email: [sales@woolliamspropertyservices.com](mailto:sales@woolliamspropertyservices.com) or [www.woolliamspropertyservices.com](http://www.woolliamspropertyservices.com)

### **Agents Note**

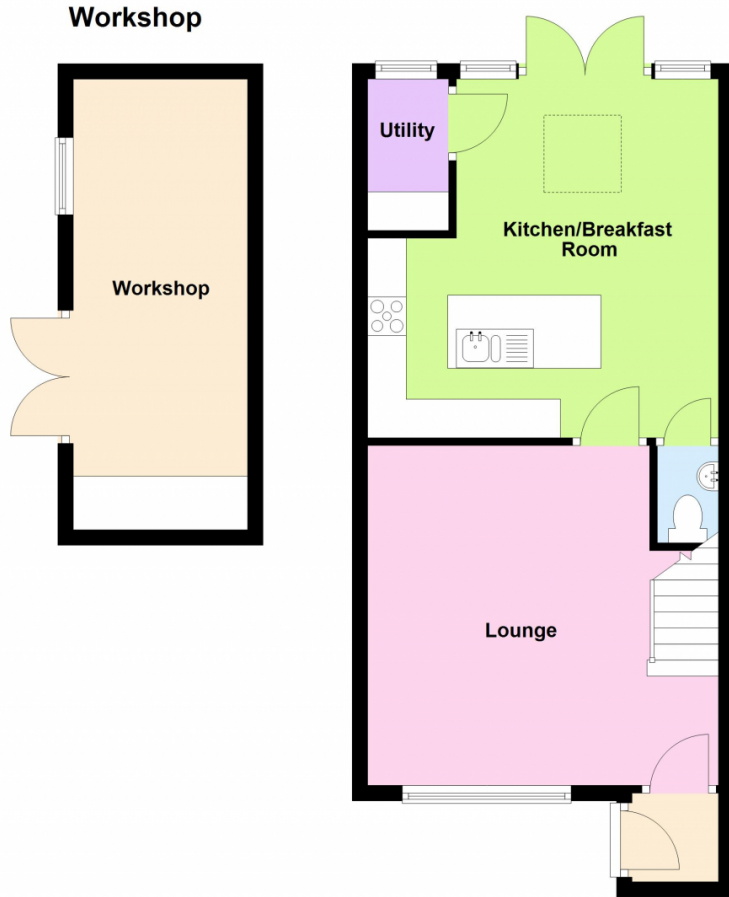
Under Section 21 of the Estate Agents Act 1979, it is hereby disclosed that the owner of this property is Danny Woolliams's wife.

### **Directions**

[what3words//duos.advising.insect](https://www.what3words.com/duos.advising.insect)



**Ground Floor**



**First Floor**

