



A well-presented two-bedroom detached bungalow in a semi-rural location offering bright and spacious accommodation throughout. Featuring a modern kitchen/dining room with vaulted ceiling, cosy living room with wood burner, driveway, garage and a beautifully landscaped garden with countryside views.

Trelissick | Newhouse Hill | Bickington | TQ12 6UX



thoroughly good property agents



PROPERTY TYPE

Detached Bungalow



SIZE

1,051 sq ft



LOCATION

Bickington



AGE

1970



BEDROOMS

2



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

Oil Central Heating



PARKING

Garage, Off Road Parking



OUTSIDE SPACE

Garden



EPC RATING

59 D



COUNCIL TAX BAND

E



in a nutshell...

- Two-bedroom detached bungalow
- Kitchen/dining room with vaulted ceiling
- Bright living room with wood-burning stove
- Contemporary family bathroom
- Cloakroom
- Generous driveway with ample off-road parking
- Garage
- Landscaped gardens, Summerhouse & Greenhouse
- Countryside views
- Bickington





the details...

The property is entered via a porch into a welcoming entrance hallway with useful built-in storage, providing access to all principal rooms and creating a practical, well-connected layout. The kitchen diner is a spacious and well-appointed room, fitted with a range of modern high-gloss wall and base units, complemented by wood-effect work surfaces and tiled splashbacks. Integrated appliances include a double oven and hob, with space for additional white goods. The dining area creates a sociable space ideal for everyday living and entertaining. A vaulted ceiling with electric skylight, along with stunning full height windows with countryside views, allows for an abundance of natural light. A glazed door provides direct access to the garden. A convenient cloakroom is also accessible from the kitchen. The living room is a bright and comfortable space, benefitting from windows to both the front and rear aspects, allowing excellent natural light throughout. A wood-burning stove set within a feature fireplace provides a cosy focal point, with ample space for a range of seating.

There are two well-proportioned double bedrooms, both presented in a light and neutral style, offering flexibility for a range of uses including guest accommodation or a home office. Bedroom two further benefits from built-in wardrobes, providing excellent storage. The family bathroom is modern and well-appointed, featuring a panelled bath, separate walk-in shower enclosure, vanity unit and WC, finished with contemporary tiling.

The property is approached through double wrought iron gates onto a generous driveway with parking for 3-4 vehicles. A single garage fitted with power and light, which houses the oil-fired central heating boiler. To the rear and side, the garden has been thoughtfully landscaped to create a private and attractive outdoor space. Accessed from the living room there is a decked balcony with glass balustrades, there is also a separate raised decked area ideal for outdoor dining and entertaining, while the lawn is bordered by established planting and hedging. The garden enjoys a good degree of privacy along with pleasant open views across neighbouring countryside. Additional features include a summer house, raised beds, green house, gravelled pathways creating a versatile and peaceful setting.

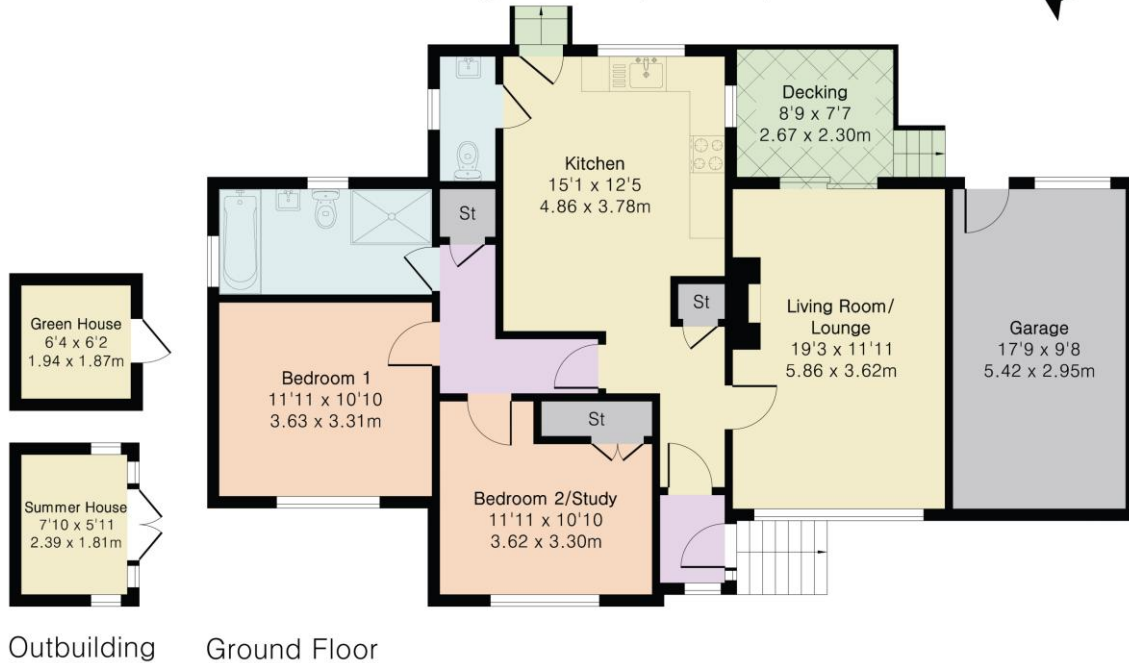


the floorplan...

**Approximate Gross Internal Area 910 sq ft - 85 sq m
(Excluding Garage & Outbuilding)**

Garage Area 173 sq ft – 16 sq m

Outbuilding Area 86 sq ft – 8 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

complete.

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the location...

The property is located in the heart of the village of Bickington, with many immediate attractions and close to the thriving market town of Ashburton which offers a host of facilities including primary and secondary schools, an array of shops and a host of other facilities that you would expect to find in a town of this size. There is also a good village shop in nearby Liverton just 2 miles distant.

Shopping

Late night pint of milk: One Stop store approx. 4 miles
Town centre: Ashburton 3.3 miles/Newton Abbot 5.5 miles
Supermarket: Asda 5 miles
Exeter: 17.4 miles

Relaxing

Beach: Teignmouth 11.3 miles
Leisure centre: 4.8 miles
Golf: Stover 3.3 miles
Dartmoor: 4 miles

Travel

Bus stop: 0.2 mile
Train station: Newton Abbot 5.5 miles
Main travel link: A38 1 mile
Airport: Exeter 20.5 miles

Please check Google maps for exact distances and travel times.

Property postcode: **TQ12 6UX**

how to get there...

From the A38 take the Drumbridges exit towards Liverton. Keep on this road out of the village, past the Welcome Stranger Pub and on reaching the village turn left towards the Village Hall. Keep on this road, past the hall, then left into Newhouse Hill, where the property can be found a little further down on the left.





Need a more complete picture? Get in touch with your local branch...

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