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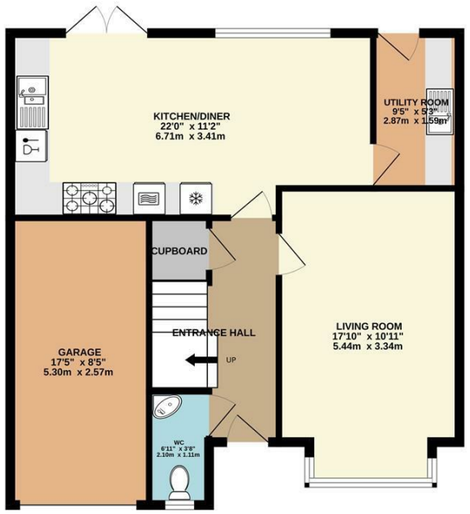
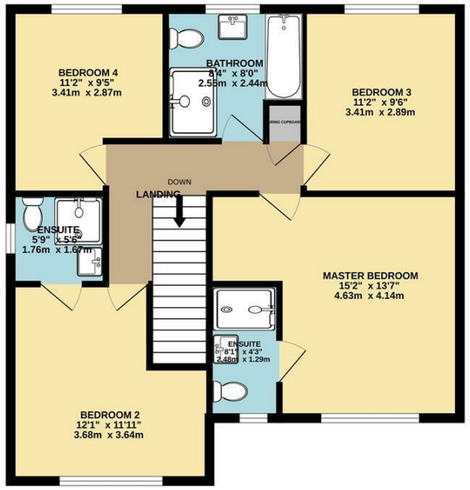
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

Heading out of Barnstaple up Sticklepath Hill continue on the A3125 until you get to the Cedars roundabout. Take the 2nd exit on this roundabout straight over onto the Bickington Road drive through the village of Bickington passing the pub on your left and shops on your right. You will need to take the last right hand turning signposted as Mead Park proceed as the road inclines to the top taking the left turning by the North Devon Tarka Trial cut off into the Taw View site. Follow this road along until you see Number 15 on your left hand side.

Looking to sell? Let us value your property for free!
Call 01271 327878
or email barnstaple@phillipsland.com

4 Bed House - Detached

15 Penhill View, Bickington, Barnstaple, EX31 2FF

Guide Price
£390,000

- MODERN FOUR BED DETACHED HOUSE
- DOUBLE DRIVEWAY & GARAGE
- GOOD TRANSPORT LINKS
- EASY ACCESS TO TARKA TRAIL
- FOUR DOUBLE BEDROOMS
- QUIET RESIDENTIAL DEVELOPMENT
- OPEN PLAN KITCHEN DINER
- CLOSE TO SCHOOLS & AMENITIES
- NHBC WARRANTY REMAINING

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.
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Property Description

Upon entering the property, you are welcomed into a bright and spacious entrance hall, which sets the tone for the rest of the home. From here, doors lead to the principal ground floor rooms, including a generously proportioned living room, offering a comfortable and inviting space with ample natural light, perfect for both relaxation and entertaining.
To the rear of the property lies the true focal point of the home – a superb open-plan kitchen/dining room, thoughtfully designed to create a sociable and functional environment. The kitchen is fitted with a modern range of wall and base units complimented by quality work surfaces and is equipped with a range of integrated appliances. Including a dishwasher, fridge freezer, electric oven and a five-ring gas hob. Alongside a sink and drainer. A central kitchen island provides additional workspace, storage, and an informal seating area, further enhancing the practicality and social appeal of the space. The layout offers excellent workspace and storage while seamlessly connecting to the dining area, which comfortably accommodates a large table and benefits from direct access to the rear garden, making it ideal for family life and entertaining guests.
A separate utility room provides additional practicality, offering further appliance space and storage, along with access to the side of the property. A convenient ground floor cloakroom/WC completes the downstairs accommodation.
The first floor continues to impress, offering four well-proportioned double bedrooms, all presented in excellent decorative order. The master bedroom is particularly spacious and benefits from a stylish ensuite shower room, creating a private retreat. Bedroom two also enjoys the advantage of its own ensuite, providing flexibility for guests or older children. The remaining two bedrooms are both comfortable doubles and are served by a well-appointed family bathroom, fitted with a modern suite.

Services
ALL MAINS SERVICES CONNECTED
GAS, ELECTRIC, WATER

Council Tax band
E

EPC Rating
B

Tenure
Freehold

Viewings
Strictly by appointment with the Phillips, Smith & Dunn Barnstaple branch on
01271 327878

Outside & Surrounding Area

Externally, the property benefits from a well-maintained and practical outdoor space. To the front, a double driveway provides ample off-road parking and leads to the integral garage, offering additional storage.
The rear garden is fully enclosed and mainly laid to lawn, creating a safe and private space ideal for families and pets. A patio area provides the perfect setting for outdoor dining and entertaining, with plenty of room to enjoy the garden throughout the year.
The property is situated within a quiet and sought-after development in the popular village of Bickington, known for its strong sense of community and convenient access to everyday amenities. Local shops, schools, and services are all within easy reach, making it particularly appealing for families.
For those who enjoy an active lifestyle, the nearby Tarka Trail offers extensive walking and cycling routes through picturesque North Devon countryside. Barnstaple town centre is just a short drive away, providing a wide range of shops, restaurants, leisure facilities, and transport links, including access to the A361 connecting to the M5.
Overall, the location offers an excellent combination of peaceful residential living, accessibility, and access to outdoor pursuits.

Room list:

Entrance Hall
4.12m x 1.28m (13'6" x 4'2")

Living Room
5.44m x 3.24m (17'10" x 10'7")

Kitchen Diner
3.41m x 6.70m (11'2" x 21'11")

Utility Room
2.85m x 1.59m (9'4" x 5'2")

WC
2.10m x 0.94m (6'10" x 3'1")

Master Bedroom
4.17m x 4.43m (13'8" x 14'6")

Ensuite Shower Room
2.41m x 1.38m (7'10" x 4'6")

Bedroom 2
3.64m x 3.45m (11'11" x 11'3")

Ensuite Shower Room
1.60m x 1.75m (5'2" x 5'8")

Bedroom 3
3.43m x 2.87m (11'3" x 9'4")

Bedroom 4
3.43m x 2.87m (11'3" x 9'4")

Bathroom
2.43m x 2.54m (7'11" x 8'3")

Garage
5.30m x 2.57m (17'4" x 8'5")