



WOOLLIAMS
Property Services

Guide price £240,000

The Babbages, Bickington, Barnstaple, EX31



 **3**
Bedrooms

 **2**
Bathrooms

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Situated in the popular and sought-after area of Bickington, this generously proportioned extended three-bedroom semi-detached house offers an abundance of living space, making it an ideal family home. The property boasts three spacious double bedrooms and two bathrooms, providing excellent accommodation for modern family living. The extended layout creates a wonderful sense of space throughout, with plenty of versatile living areas to suit a variety of needs. A particular highlight is the lovely conservatory, offering a bright and welcoming additional reception space with pleasant views over the garden – perfect for relaxing, entertaining or enjoying a morning coffee. Outside, the property benefits from a beautiful rear garden, providing a great space for families, gardening enthusiasts and outdoor entertaining. The property also comes with a garage en bloc, offering valuable additional storage and parking facilities.

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Located in the popular Bickington area, the property is well placed for local amenities, schools and transport links, while also offering the peace and convenience of an established residential setting.

Entrance Hall

UPVC double glazed front door off, double glazed sidelight, staircase to 1st floor, radiator, engineered oak flooring.

Lounge 5.31m x 3.62m (17' 5" x 11' 11")

Radiator, feature fireplace with fitted living flame coal effect gas fire, engineered oak flooring.

Kitchen 4.61m x 2.47m (15' 1" x 8' 1")

Having a range of units comprising inset one and a half bowl single drainer sink unit with mixer tap, cupboards and space below with plumbing for washing machine and dishwasher. Worksurface with drawers and cupboard below, two separate work surfaces with cupboards below, Belling range oven, stainless steel cooker hood, range of wall units, part tiled walls, access to deep under-stairs cupboard with light connected, warm air heater under kitchen units, ceramic tile flooring.

Dining Room 4.28m x 2.70m (14' 1" x 8' 10")

French doors lead from the kitchen, radiator, ceramic tiled floor.

Cloakroom 2.03m x 1.04m (6' 8" x 3' 5")

White suite comprising pedestal wash basin, close coupled WC, radiator, ceramic tiled floor.

Conservatory 2.85m x 2.83m (9' 4" x 9' 3")

French doors to rear garden, radiator, ceramic tiled floor.

Utility Room 2.20m x 1.92m (7' 3" x 6' 4")

Double glazed door to rear garden, working surface with space below.

First Floor Landing

Fitted carpet to stairs, access to loft space, Glow Worm Gas fire combination boiler feeding the domestic water and central heating system.

Bedroom 1 3.67m x 2.67m (12' x 8' 9")

Radiator, fitted carpet, door to

En-suite Wet Room 2.40m x 1.68m (7' 10" x 5' 6")

Having fully tiled walls with a walk in shower area, wash hand basin with mixer tap, close-coupled WC, radiator, wall-mounted air heater.

Bedroom 2 4.55m x 3.84m (14' 11" x 12' 7")

Two windows, two radiators, fitted carpet.

Bedroom 3 2.79m x 2.59m (9' 2" x 8' 6")

Radiator, fitted carpet.

Bathroom 1.70m x 1.63m (5' 7" x 5' 4")

Having a white suite and fully tiled wall comprising a panelled bath, Triton T70gsi shower unit, shower curtain and rail, vanity wash hand basin with mixer tap and cupboards below, close-coupled WC, radiator, vinyl floor covering.

Garage en-bloc 4.78m x 2.51m (15' 8" x 8' 3")

Metal up and over door.

Outside

The property stands on quite a deceptive garden plot, tapering from a long narrow garden at the front to a much wider garden at the rear. There is a pedestrian gate and pathway to the door with a lawn front garden and an additional pedestrian side gate. To the side of the property is a small garden area with a timber framed garden shed, whilst to the rear is a good sized garden which has been landscaped by the present owners and predominantly paved for ease of maintenance. There is a small ornamental pond and some raised beds. The rear pedestrian gate gives access behind the properties and leads to the garage, a short distance from the house.

Services

Mains water, gas, electricity, and drainage connected.

Tenure

Freehold

Council Tax

Band -B

EPC

An EPC assessment has been arranged for this property and once the certificate has been produced, the details will be added to our brochure and marketing material.

Viewings

By appointment through Woolliams Property Services. Telephone: Office Hours: 01271 328586 Out of Office Hours: 07977 269098

Useful Information

To find out further useful information on this property, such as bin collection days, whether this is a conservation area, planning history, etc, why not check the North Devon Council website: www.northdevon.gov.uk/my-neighbourhood

Directions

What3Words///become.heartache.verb

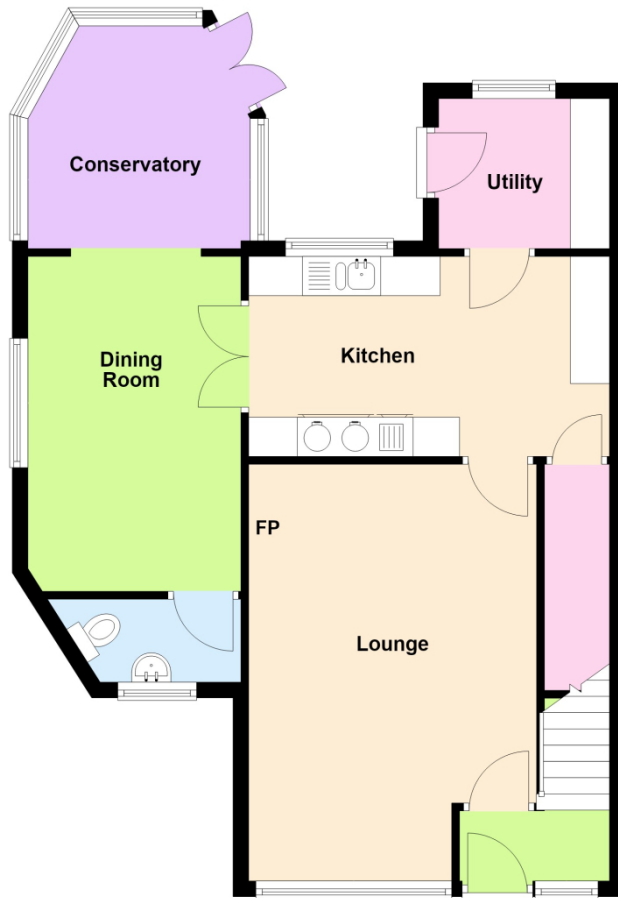


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Ground Floor



First Floor

