



WOOLLIAMS

Property Services

Guide price £277,500
Bickington Road, Barnstaple, EX31 2HB



4

Bedrooms



2

Bathrooms

2 Queens House, Queen Street, Barnstaple, EX32 8HJ |
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Offering generous and versatile accommodation throughout, the property comprises a fitted kitchen, a well-proportioned lounge, and a separate dining room and conservatory. The accommodation is further enhanced by three good-sized bedrooms and two bathrooms, making it well suited to families, downsizers seeking flexible living space, or those working from home. Externally, the property benefits from a substantial south-facing rear garden, providing an excellent setting for outdoor entertaining, gardening enthusiasts, or simply enjoying the sunshine throughout the day. To the front, there is off-road parking for two vehicles, together with a single garage offering additional storage and practicality.

Situated in the highly desirable area of Sticklepath, this spacious three/four-bedroom chalet bungalow presents an excellent opportunity for buyers seeking a property with scope to modernise and personalise to their own taste.

Offering generous and versatile accommodation throughout, the property comprises a fitted kitchen, a well-proportioned lounge, and a separate dining room that could easily serve as a fourth bedroom, home office, or additional reception room, catering to a variety of lifestyle needs. A conservatory overlooks the rear garden, creating an ideal space to relax and enjoy the outdoor surroundings.

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Conveniently located within easy reach of local schools, shops, and a post office, and with regular public transport links nearby, the property enjoys a highly convenient position for both families and commuters.

Combining spacious accommodation, flexible living arrangements, and excellent potential for improvement, this appealing chalet bungalow represents a fantastic opportunity in one of Sticklepath's most sought-after residential locations.

Entrance Hall *4.10m x 1.81m (13' 5" x 5' 11")*
UPVC double-glazed front door off, open tread staircase to 1st floor, wood flooring, radiator.

Lounge *4.05m x 3.88m (13' 3" x 12' 9")*
A double aspect room, fitted living flame coal effect gas fire, radiator, and laminate flooring.

Dining Room/Bedroom 4 *3.00m x 2.98m (9' 10" x 9' 9")*
Laminate flooring, sliding UPVC double-glazed patio doors to

Conservatory *2.80m x 2.53m (9' 2" x 8' 4")*
UPVC double glazed door to garden, ceramic tiled floor.

Kitchen *3.91m x 2.73m (12' 10" x 8' 11")*
A double aspect room with double glazed aluminium door to rear garden. Range of units comprising an inset one and a half bowl sink unit with mixer tap, drawers and cupboards and space below with plumbing for a washing machine. Working surface with space below, further working surface with cupboards below, inset gas hob and built-in gas oven. Range of wall units. Boiler cupboard housing Vaillant Gas fired boiler, which feeds the hot water and central heating system, tiled effect laminate flooring.

Bedroom 1 *3.61m x 2.97m (11' 10" x 9' 9")*
A range of built-in wardrobes, double radiator, and laminate flooring.

Bathroom 1.80m x 1.80m (5' 11" x 5' 11")

Having a white suite and fully tiled walls, sliding door off. Bath with mixer tap and shower attachment, folding shower screen, low-level WC, pedestal wash hand basin with shaver/light fitting above, ceramic tiled floor.

First Floor Landing

Stairs off

Bedroom 2 3.15m x 3.04m (10' 4" x 10')

Affording views towards Coddan Hill, built-in wardrobes to one wall with sliding doors.

Bedroom 3 3.93m x 3.67m (12' 11" x 12')

Affording country glimpses, radiator, fitted carpet, access door to

Under Eaves Storage Area 3.93m x 2.05m (12' 11" x 6' 9")

Shower Room 1.72m x 0.79m (5' 8" x 2' 7")

Walk-in shower cubicle with glazed door, closed couple corner WC, corner wash hand basin.

Attached Garage 6.78m x 3.05m (22' 3" x 10')

Metal up and over door, personal door off.

Outside

The property is approached across a concrete driveway and turning area, which provides car parking for 2 to 3 vehicles and leads to the garage. There is a lawn front garden with flowerbeds, a pedestrian access on either side of the bungalow. To the rear is a large south facing garden.

Services

Mains water, gas, electricity, and drainage connected.

Tenure

Freehold

Council Tax

Band - C Please note council tax bandings can be reassessed after a change of ownership, for further information please contact the local authority.

EPC

Band - D

Viewings

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

Directions

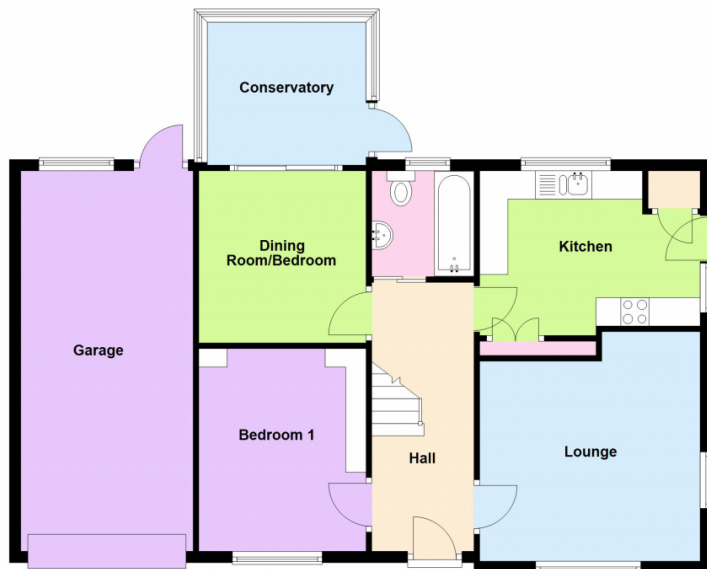
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Useful Information

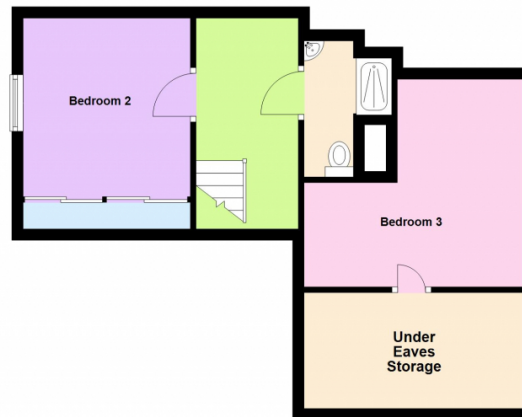
To find out further useful information on this property, such as bin collection days, whether this is a conservation area, planning history, et,c why not check the North Devon Council website: www.northdevon.gov.uk/my-neighbourhood



Ground Floor



First Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	66	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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