



2 Lyndale



# 2 Lyndale

Bickington, Barnstaple, Devon, EX31 2LT

Close to the centre of Bickington village with Spar, Tesco and bus stop nearby. Barnstaple/Bideford 10 /15Minutes. Instow

A mid-terrace character cottage requiring general modernisation with good sized rear garden, close to local amenities

- Renovation project
- Kitchen/Breakfast Room
- 2 Bedrooms & Shower Room
- Long rear garden
- Council Tax Band B
- Sitting Room
- Landing
- On-road Parking
- No upward chain
- Freehold

Guide Price £110,000

## SITUATION & AMENITIES

Bickington is a village on the outskirts of Barnstaple, boasting its own excellent range of amenities including a new Tesco Express store, Spar/Post Office, public house and village hall. Bus services pass nearby and the Tarka Trail is within walking distance. The centre of Barnstaple is about 10 minutes by car, and as the regional centre offers the area's main business, commercial, leisure and shopping venues, as well as live theatre and district hospital. On the edge of the town and within a healthy walk of the property is a Retail Park where there are several supermarkets, as well as retail warehouses. The North Devon Link Road is easily accessible and leads on in about 45 minutes or so to Jct.27 of the M5 Motorway, and where Tiverton Parkway offers a fast service of trains to London Paddington in just over 2 hours. The coast at Instow near Bideford is a 15-minute car journey. Alternatively, North Devon's famous surfing beaches at Croyde, Putsborough, Saunton (also with Championship Golf Course) and Woolacombe are all about 30 minutes, as is Exmoor National Park. The area is well served by excellent state and private schools. The nearest international airports are at Bristol and Exeter.



## DESCRIPTION & ACCOMMODATION

No.2 Lyndale is a mid-terrace character cottage, presenting front elevations of painted pebbledash render and rear elevations of painted render, beneath a tiled roof. The property needs general modernisation and improvement and is considered ideal as a first-time purchase, second home or holiday let. The accommodation is arranged over two storeys. Entrance from the pavement is via a half-glazed front door directly into the LIVING ROOM, which features a stone fireplace with fitted gas fire, wall mounted corner cupboard with glazed front, beamed ceiling. KITCHEN with double drainer stainless steel sink unit, adjoining work surfaces with cupboards beneath, freestanding electric cooker included and as found, plumbing for washing machine, wall shelving, storage cupboard downstairs, half-glazed door to REAR GARDEN. First Floor - LANDING. BEDROOM 1. BEDROOM 2. SHOWER ROOM with shower cubicle, pedestal wash basin, low level wc.

## OUTSIDE

To the front there is no garden as such as the property abuts the pavement. To the rear there is a good-sized GARDEN which rises from the back of the house and represents a blank canvas waiting to be landscaped. This is enclosed by fencing and wall. At the top a right of way leads between this property and the adjoining ones. There is also a continuation of this right of way down the left-hand side of the garden (as you look at the garden from the back of the house) into the adjoining property through a door nearest to the back door.

## SERVICES

All mains services are connected.

## LETTINGS

If you are considering investing in a Buy To Let or letting another property, and require advice on current rents, yields or general lettings information to ensure you comply, then please contact a member of our lettings team on 01271 322837 or [rentals.northdevon@stags.co.uk](mailto:rentals.northdevon@stags.co.uk).

## DIRECTIONS

Heading out of Barnstaple up Sticklepath Hill from the stonehenge roundabout, head up the mini roundabout at the top of Sticklepath Hill and continue along the A3125 until you get to the Cedars Inn roundabout. Take the 2nd exit (straight ahead) onto the Bickington Road and on into Bickington, past the Tesco Express on your left, the Spar store on your right, the bus stop on your right and then No.2 Lyndale is within the terrace of cottages, also on the right – identified by our For Sale board.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         | 82                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   |         | 56                      |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

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