



35 Lyddicleave, Bickington, Barnstaple, Devon, EX31 2JZ





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Guide Price £375,000

Located in the always popular location of Lyddicleave, this charming and well maintained detached bungalow was initially built to a three bedroom/one bathroom design and has since been modified to offer a two bedroom/two bathroom layout. With the addition of a sizeable conservatory, this layout is often preferred by buyers, but there is an easy conversion back to the original layout, if desired. There is a spacious lounge/dining room at the front of the bungalow with a picture window and to the rear are sliding patio doors opening onto the conservatory and enjoying views over the delightful rear garden. From the conservatory, there are doors to the garden and a door to a useful utility room with space and plumbing for washing machine and dryer, a door to the rear garden and a pedestrian door into the attached garage. There is a well fitted kitchen with gas powered Rayburn range powering the hot water and central heating system and there is a separate oven and gas hob plus rear door. The master bedroom is a spacious and well fitted room with built-in wardrobes and a 'secret' en-suite bathroom with a 4 piece suite - the door to which is disguised as a wardrobe front! The second double bedroom is also a good size and overlooks the rear garden, and the separate family bathroom offers a 3 piece suite with Whirlpool style bath.

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Delightful Detached Bungalow
Popular Bickington Location
Built As Three Bedrooms / One Bathroom, Adapted To Two
Bedrooms / Two Bathrooms
Bright And Sunny Living Room
Kitchen With Rayburn
Larger Than Average Conservatory
Utility Room
Garage And Driveway Parking
No Onward Chain



Entrance Hall

Living Room

15' 3" x 22' 9" (4.65m x 6.93m)

Kitchen

10' 0" x 10' 0" (3.05m x 3.05m)

Conservatory

14' 5" x 17' 11" (4.39m x 5.46m)

Utility Room

9' 5" x 11' 3" (2.87m x 3.43m)

Master Bedroom

11' 7" x 13' 10" (3.53m x 4.22m)

En-Suite Bathroom

Bedroom Two

10' 5" x 9' 10" (3.17m x 3.00m)

Family Bathroom

Outside

Outside the property, the front offers driveway parking via tarmac driveway which in turn gives access to the attached garage. There is a raised lawned area to the front and a side gate gives access to the rear. The rear gardens are a particular delight being very well maintained and offering a very high degree of privacy.

Garage

20' 4" x 11' 3" (6.20m x 3.43m)

SERVICES

Services: We understand that all mains services are connected.

Council Tax Band: D.

Please note: Council Tax bandings can be reassessed after a change of ownership. For further information please contact the local authority.

EPC Energy Rating: E.

DIRECTIONS

From the Town square proceed over the Old Bridge and take the 3rd exit from the roundabout. Continue up Sticklepath Hill and continue until reaching the Cedars Roundabout and take the 2nd exit onto Bickington Road then turn 1st left into Lyddicleave.

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Ground Floor

Approx. 138.6 sq. metres (1491.4 sq. feet)



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