



- Terraced House
- Kitchen & Utility Area
- Family Bathroom
- Rear Enclosed Patio Garden
- Convenient Residential Location

- Lounge & Dining Room
- Three Bedrooms
- Lawned Front Garden
- Outside Storage Building
- Garage En Bloc

22 Bickington Lodge Estate, Bickington, Barnstaple, Devon, EX31 2LH

A well situated Three Bedroom Terraced Family Home located within the popular village of Bickington close to village stores and Post Office easily accessible to bus routes. This property would make a lovely Family Home or Buy To Let opportunity.

Entrance Hall

Lounge

3.37m x 3.78m (11' 1" x 12' 5")

Kitchen

2.63m x 3.24m (8' 8" x 10' 8")

Utility Room

2.50m x 1.63m (8' 2" x 5' 4")

Dining Room

2.76m x 3.15m (9' 1" x 10' 4")

First Floor Landing

Bedroom One

2.97m x 3.91m (9' 9" x 12' 10")

Bedroom Two

2.95m x 3.09m (9' 8" x 10' 2")

Bedroom Three

2.44m x 2.12m (8' 0" x 6' 11")

Family Bathroom

2.45m x 1.73m (8' 0" x 5' 8")

Outside

There is a garden to the front of the property, with pathway running to the main entrance door. To the rear is a larger fully enclosed low maintenance garden, with summer house and useful insulated storage outbuilding/workshop 3.42M X 1.93M. A garage situated within a nearby block of garages, also comes with the property.

Services

Mains Services Connected. Electric, Water, Drainage. (Electric Heating).

Council Tax Band. B

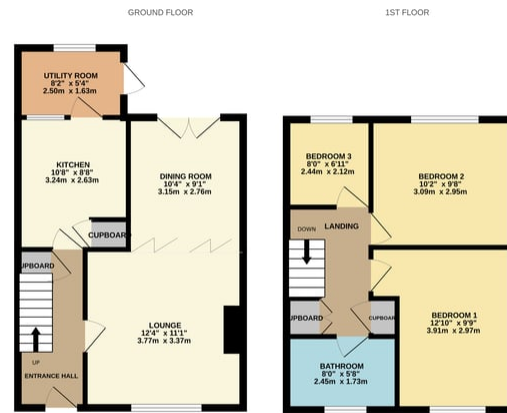
Tenure. Freehold.

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

EPC Rating. TBC

Directions

Proceed out of Barnstaple Town Centre over the long bridge and up Sticklepath Hill. Continue over the Cedars Inn roundabout into the village of Bickington. Just prior to the village shop and post office turn right into the Bickington Lodge estate. Follow the road as it bends to the left, and the property will be found on the right hand side.



At John Smale & Co we don't just sell houses!

Contact us now for information on all of our other services including Auctions, Commercial Property and Market leading independent financial advice.

Any representation made by John Smale & Co Estate Agents, whether orally or in writing made in reference to these particulars, or prior to them being produced is believed to be correct, but its accuracy is not guaranteed, and it should not be relied on. Any areas, land plans, measurements, distance, or orientations are given in good faith but approximate only. The property, its services, appliances, fixtures, and fittings have not been surveyed or tested by John Smale & Co Estate Agents. Any reference to any property alterations is not a statement that any necessary planning, building regulations or other consent has been granted. The agents advise buyers to instruct their chosen solicitors, surveyors, or any other relevant property professionals to clarify any matters concerning the property.

Email: sales@johnsmale.com Website: www.johnsmale.com

5 Cross Street Barnstaple EX31 1BA

Offices also @ London (Mayfair Office)

Tel: 01271 342000