

gth





38 Babbages

Bickington, Barnstaple, EX31 2LW

Bideford 7.8 miles; South Molton 14.5 miles; Exeter 42.2 miles



1



3



1



84 sq m

A well-laid out three bedroom mid-terrace home offered with no onward chain, garage and driveway parking, enjoying countryside views in the popular village of Bickington, close to the Tarka Trail, local shops, regular bus routes and Barnstaple town centre.

Freehold Guide Price

£200,000

DESCRIPTION

The property offers bright and spacious accommodation arranged over two floors. The entrance hall leads to a characterful front lounge featuring a cast iron fireplace with open fire and large window allowing excellent levels of natural light.

To the rear, the kitchen/dining room is fitted with a range of units with integrated oven, hob and extractor, alongside space and plumbing for white good appliances. The dining area overlooks the rear garden and provides direct access outside, making it ideal for everyday living and entertaining.

Upstairs are three well-proportioned bedrooms, including two doubles, with the rear bedroom enjoying attractive open countryside views. The family bathroom is fitted with a white suite including bath with electric shower over and vanity storage.

Outside, the low-maintenance front and rear gardens are mainly paved, with the rear garden providing access to the garage, driveway parking and additional parking via the rear lane.

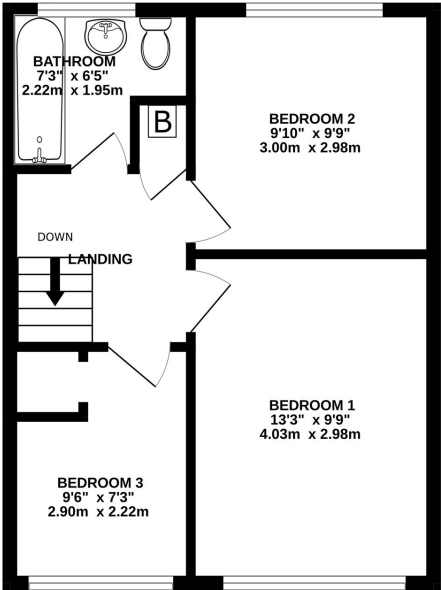
This home is an ideal first-time purchase, family home or investment opportunity in a convenient location.

38 BABBAGES

GROUND FLOOR
512 sq.ft. (47.5 sq.m.) approx.



1ST FLOOR
394 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA : 905 sq.ft. (84.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

SERVICES & OUTGOINGS

We understand that mains electric, gas, water and drainage are connected to the property. Gas fired central heating.

Council Tax: North Devon Council—Band B

SITUATION

Situated in the heart of Bickington, this property enjoys the convenience of nearby local amenities, schools, and parks. The tranquil surroundings and community charm create a welcoming atmosphere for families and individuals alike. With excellent transport links and easy access to major roadways, commuting to neighbouring towns and villages is effortless. The property is not far from the A361 North Devon link road, provides easy access to Tiverton and the M5 motorway (Junction 27) with mainline Intercity rail links available at Tiverton Parkway (London, Paddington approx. 2 hours) and international airports at Exeter and Bristol. Barnstaple, the historic and regional centre of North Devon affords a more extensive range of commercial, educational and recreational facilities benefiting from a variety of banking, schooling, a theatre, cinema, leisure centre and restaurants, combining modern shopping amenities with a bustling market atmosphere. Further popular sandy beaches of Westward Ho!, Saunton, Croyde and Woolacombe are within easy reach. The cathedral city of Exeter with its university, airport, inter-rail and motorway links is just some 45 miles in distance.

DIRECTIONS

What3words:///spenders.conqueror.installs

ADDITIONAL INFORMATION

Mobile Coverage: Available via EE, O2, THREE and VODAFONE. For an indication of specific speeds and supply or coverage in the area we recommend contacting your own provider.

Broadband: Broadband is available. Please carry out own investigations regarding available providers and speeds.

Flooding: The property is in an area at a VERY LOW RISK from River/ Sea and Surface Water flooding .

Construction Type: We believe the property is of a brick and block construction

IMPORTANT NOTICE

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.



VIEWING

Strictly by appointment with the agents
Greenslade Taylor Hunt.

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