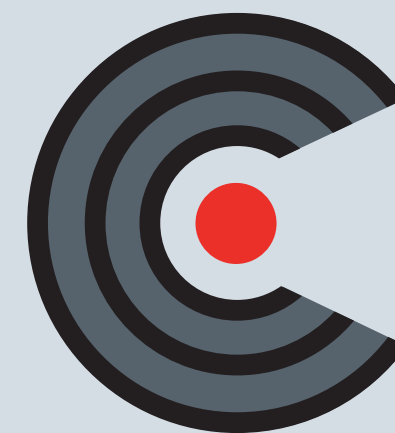




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COUNCIL BAND B
All services connected,
gas, water & electric

**36 BABBAGES, BICKINGTON,
BARNSTAPLE, EX31 2LW**

A spacious 2 Bedroom Mid Terrace house
with Garage in popular village position,
ideal family home, 1st time buy or sound
buy to let investment.

£155,000

- **A spacious 2 Bedroomed Terraced Home**
- **15'4 Lounge**
- **Modern Kitchen-Diner**
- **Study/Playroom/Bed 3**
- **Bathroom with white suite**
- **PVCu replacement windows & doors**
- **Gas radiator central heating**
- **Garage**
- **Easy to manage garden**
- **Popular Bickington location**

Chequers Estate Agents are pleased to offer For Sale, No. 36 Babbages, a spacious 2 Bedroomed Mid Terrace property in a pleasant cul de sac position with Courtyard and Garage.

Ideal First Time Buy/Family Home or Buy to Let Investment.

This Two Bedroomed Mid Terraced home is situated within a pleasant cul de sac location in the popular village of Bickington, being fully PVCu double glazed throughout and **Gas Centrally Heated.** Low maintenance brick elevations and PVCu cladding to the front and rear.

The accommodation features on the Ground Floor - **Entrance Hall, Lounge, Kitchen-Diner**, whilst on the First Floor there are **Two Double Bedrooms, Plus A Study/Playroom** and a **Family Bathroom.** To the front and rear are enclosed gardens, the rear leading from the Kitchen-Diner via double glazed patio doors also having the advantage of a **Garage** accessible from the **Courtyard.**

LOCATION

Being only a few minutes walk away from local amenities including convenient store and post office, two public houses and a hairdressers. Nearby is Fremington Quay which provides excellent walking and cycling routes on to the Tarka Trail and beyond. Bickington offers a regular bus service connecting to the town centre of Barnstaple, the regional centre of North Devon offering a wide range of amenities including both local and national High Street Shops, Green Lanes Shopping Centre, Queens Theatre and leisure facilities, including sports and tennis centre and cinema. The North Devon Link Road (A361) provides easy access connecting routes beyond.

Further details and approximate measurements are as follows:-

PVCU DOUBLE GLAZED DOOR WITH SIDE LIGHT LEADING TO

ENTRANCE HALL 6'4 X 3'1

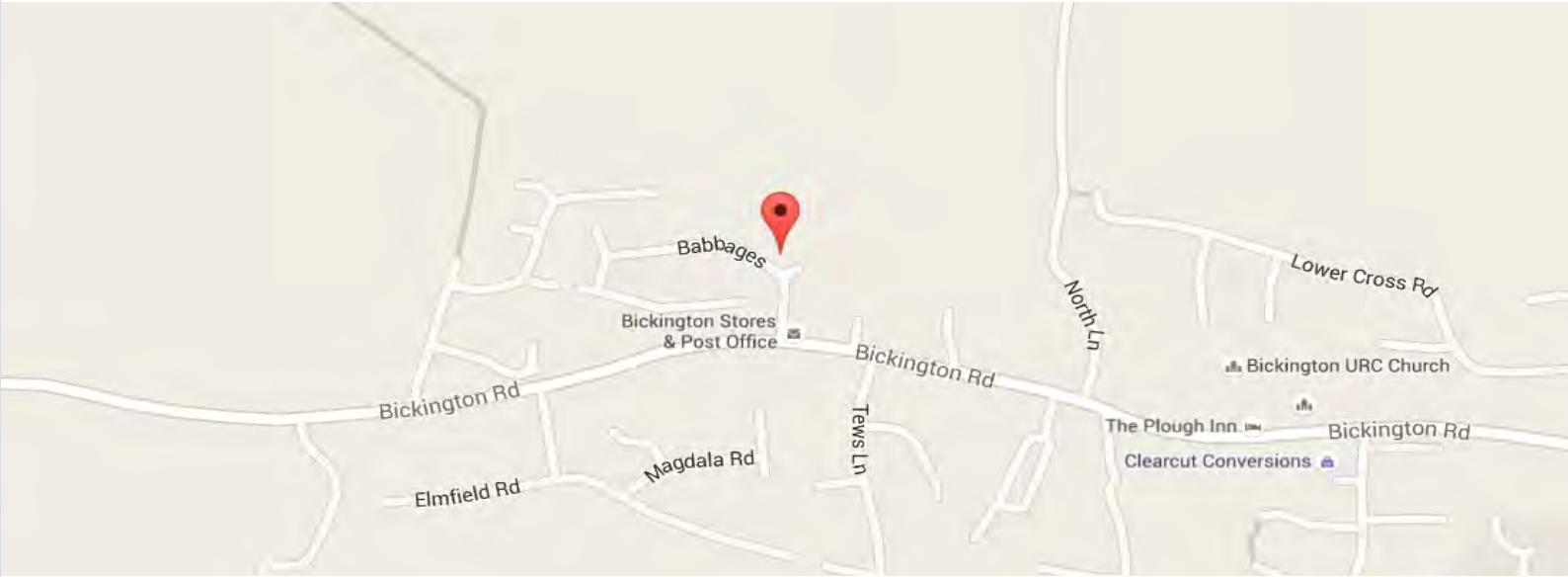
Stairs to first floor, double radiator, pendant ceiling light. Door to

LOUNGE-DINER 15'4 X 11'9

Modern contemporary gas fire, single radiator, PVCVu double glazed window, two tier ceiling lights with frosted light, coving to ceiling, useful understairs storage , Oak effect laminate flooring, door leading through to

KITCHEN-DINER 15' X 7'10

Single bowl stainless steel sink with single drainer, section of worksurfaces with space and plumbing below for washing machine, base units to side, further run of work surfaces with fitted wall mounted units over, base unit



below and space for domestic appliance, Stoves 4 ring electric hob, drawers and cupboards below, wall mounted units over with Blanco light and extractor over, Creda fan assisted oven to side with high level cupboard over and cupboard below, part tiled walls, PVCu double glazed window, flush downlights to ceiling, coving to ceiling, ceramic tiled floor, PVCu double glazed double doors leading to Rear Courtyard

STAIRS TO FIRST FLOOR LANDING

Access to roof space, cupboard housing Potterton gas boiler feeding domestic hot water and central heating to the property

BEDROOM ONE 12'5 X 8'7

PVCu double glazed window, single radiator, laminate flooring, ceiling light

BEDROOM TWO 12'10 X 7'8

PVCu double glazed window, single radiator, laminate flooring, ceiling light

STUDY/PLAYROOM 9'7 X 6'10 (L-SHAPED)

Laminate flooring, fitted cupboard

BATHROOM

White suite comprises bath with side panel, hot and cold top, Triton Cara electric shower, full pedestal wash hand basin with hot and cold tap, low level w.c with coupled flush, double glazed obscured glass window, pendant ceiling light, single radiator

OUTSIDE

The front garden being very low maintenance having been paved to the majority with small flower border, whilst to the rear an enclosed courtyard, useful rear access via timber garden gate, enclosed with feather board fencing, outside tap, patio area and door leading into

GARAGE 16' X 8'2

Having been divided currently being used as additional storage area, power and light connected, up and over garage door.

