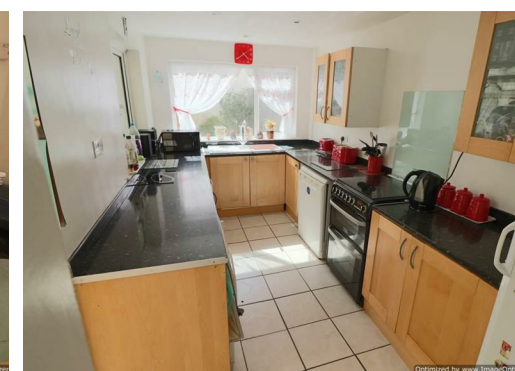
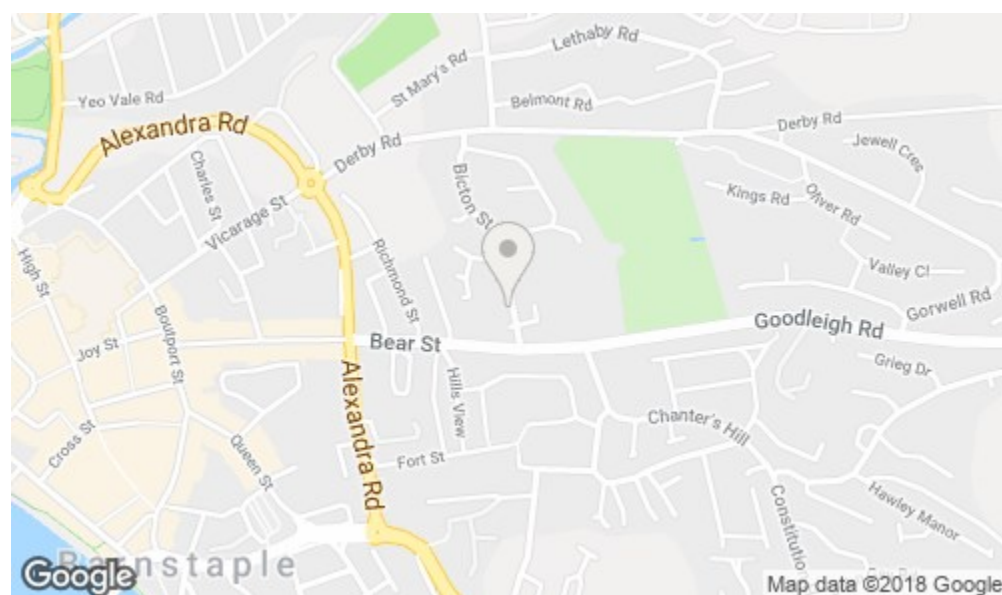
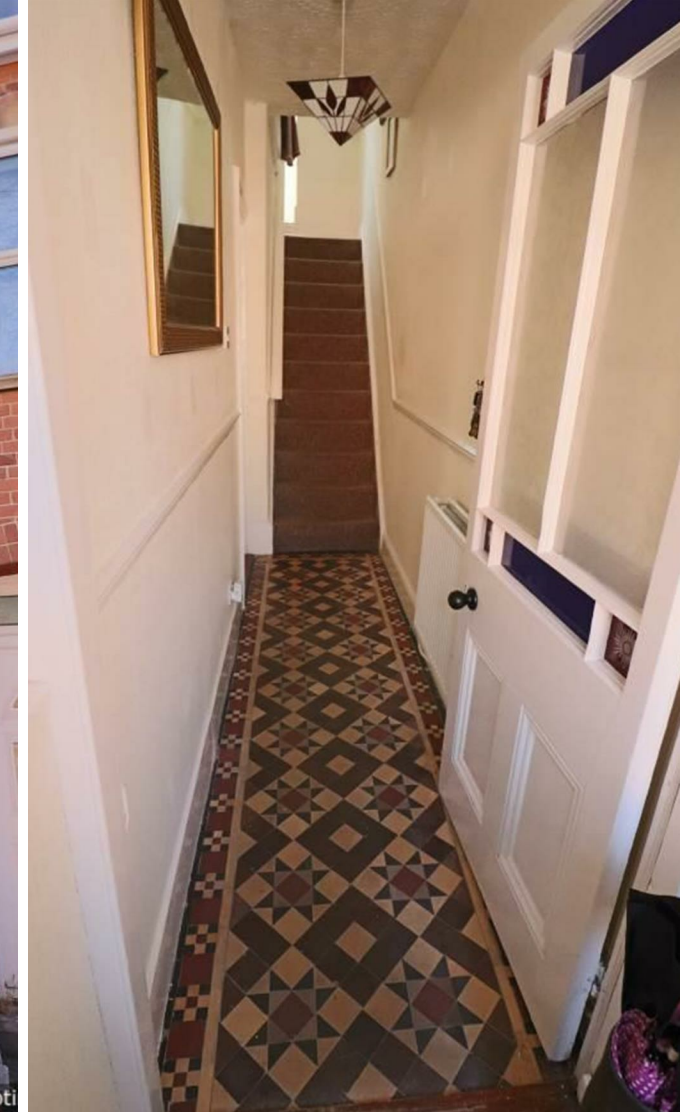




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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	53	70
England & Wales	EU Directive 2002/91/EC	

COUNCIL BAND B



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**2 BICTON STREET,
BARNSTAPLE, DEVON, EX32 7DY**

A spacious and most conveniently located 4 Bedroom Town House offering excellent living space and having 4 double sized Bedrooms and a First Floor Bathroom.

£179,950

- Spacious 4 Bedroom Town House with excellent living space arranged over 3 Floors
- Large 24'10 x 10'9 through Lounge-Dining Room
- Fitted Kitchen with matching base and wall mounted cupboards with a useful Utility Room arranged off
- 4 double sized Bedrooms with open views from the rear
- First Floor Bathroom with a white suite including a shower above the bath
- Gas radiator central heating & UPVC double glazing
- Attractive red brick elevations to the front
- Easy to manage enclosed Back Garden being paved for ease of maintenance with a Garden Shed being included in the sale



Chequers Estate Agents of Barnstaple are delighted to offer for sale No 2 Bicton Street, a substantial 4 Bedroom Town House being conveniently situated for Barnstaple Town Centre and local amenities.

No 2 Bicton Street is larger inside than a quick glimpse from the front would suggest with the property having gas centrally heated and UPVC double glazed accommodation arranged over Three Floors.

The property comprises on the Ground Floor; Entrance Hall, spacious open plan style through Lounge-Diner, fitted Kitchen and a useful Utility Room. On the First Floor there are 2 double sized Bedrooms and a Bathroom with a white suite with a shower above the bath. There is a generous Landing with fitted cupboards and this area makes for an ideal office space. A staircase from the First Floor leads to the Second Floor where there are 2 more double sized Bedrooms. There are open views form the Back Bedrooms extending over Barnstaple and beyond with the local countryside in the distance.

The Garden is easy to maintain and manage having been attractively paved, it is also nicely enclosed and sheltered with the large garden shed being included in the sale.

If you are looking for a spacious 4 Bedroom Home and would like to live within easy reach of Barnstaple Town Centre then the availability of 2 Bicton Street will be of particular interest and should be added to your viewing list.

FRONT DOOR TO

ENTRANCE PORCH

Second door with stained glass insets to

ENTRANCE HALL

Double radiator, original tiled flooring. Door to

LOUNGE-DINING ROOM 24'10 X 10'9 (7.57M X 3.28M)

A spacious through room with windows at either end creating a good level of natural light, double radiator.

DINING AREA

With wood effect flooring, radiator, door to understairs storage cupboard.

KITCHEN 13'8 X 7'4 (4.17M X 2.24M)

With a range of modern fitted units with matching base and wall mounted cupboards including glazed display cabinets, contoured work surface with a ceramic sink n half sink unit with mixer tap, plumbing for washing machine and dishwasher, gas cooker point, tiled flooring, downlighting and power points.

UTILITY ROOM 12'4 X 5'5 (3.76M X 1.65M)

Tiled flooring, power points, door to garden.

Staircase from entrance hall to

FIRST FLOOR HALF LANDING

A spacious landing with room for an office desk, excellent storage with fitted cupboards, one cupboard housing gas combination boiler, door to

BATHROOM

With floor to ceiling wall tiles incorporating a white suite with a shower above the bath, glazed shower screen, low level w/c, wash hand basin and radiator.

Stairs to

FIRST FLOOR LANDING

Double radiator, door to

BEDROOM ONE 13'9 X 12'4 (4.19M X 3.76M)

Radiator, power points, tv point, two bedroom windows. Door off landing to

BEDROOM TWO 11'11 X 8'2 (3.63M X 2.49M)

Radiator, power points.

Stairs to

SECOND FLOOR LANDING

Door off to

BEDROOM THREE 12'10 X 9'10 (3.91M X 3.00M)

Radiator and power points. Door off landing to

BEDROOM FOUR 12'9 X 8'2 (3.89M X 2.49M)

Radiator and power points.

OUTSIDE

To the rear there is an enclosed back garden which has been paved for ease of maintenance. A garden shed is included in the sale.

NOTE

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.