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Changing Lifestyles

30 Elmfield Road
Bickington
Barnstaple
Devon
EX31 2LX

Guide Price: £375,000 Freehold



Changing Lifestyles

01271 371 234
barnstaple@boproperty.com

30 Elmfield Road, Bickington, Barnstaple, Devon, EX31 2LX



A SPACIOUS DORMER BUNGALOW ON A GENEROUS 0.25-ACRE PLOT

- 3 Bedrooms (ground floor bedroom with garden views)
- Dual-aspect Living / Dining Room with coal effect gas fire
 - Kitchen & separate Utility Room
- First floor Bathroom & ground floor Cloakroom
- Garage & off-road parking for several vehicles
- Beautiful wrap-around gardens with pond & veranda
- Generous plot of approximately 0.25 acres



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Overview

Situated in the sought-after area of Bickington, this deceptively spacious 3 Bedroom dormer bungalow occupies a generous plot of approximately 0.25 acres. Benefiting from a garage, ample off-road parking, and beautifully maintained wrap-around gardens, this well-presented home offers neutral décor throughout and is likely to appeal to a wide range of buyers thanks to both the size of the accommodation and the impressive plot it occupies.

An Entrance Porch leads into a spacious Reception Hall featuring attractive parquet flooring, access to all principal rooms, a useful understairs storage cupboard and a Cloakroom fitted with a low level WC and wash hand basin.

Positioned to the right of the entrance hall, the dual-aspect Living / Dining Room provides excellent space for substantial furnishings and features a coal effect gas fire, creating a warm and welcoming atmosphere.

Adjacent to the dining area is the Kitchen, fitted with a range of matching wall and base units, a built-in eye-level oven and 4-ring electric hob, plumbing for a dishwasher, space for an undercounter fridge and a sink inset into the worktop.

A door from the kitchen leads into the Utility Room which offers additional worktop space with an inset sink, plumbing and space for both a washing machine and tumble dryer, as well as direct access to the rear garden.

Bedroom 3 is also located on the ground floor and enjoys pleasant views over the surrounding lawned gardens.

The first floor hosts 2 further double Bedrooms, both benefiting from substantial eaves storage, along with a 4-piece Family Bathroom comprising a low level WC, wash hand basin, panelled bath and corner shower enclosure.

Externally, the property features a Garage and off-road parking for several vehicles to the front, alongside a lawned garden with a variety of mature trees. The side gardens are particularly attractive, mainly laid to lawn with raised borders filled with colourful flowers and shrubs, together with a pond, veranda and additional mature planting. To the rear, there is a paved patio seating area, ideal for outdoor entertaining and relaxation.

Council Tax Band

D - North Devon Council



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Area Information

Bickington is a small village between Fremington and Barnstaple. The settlement is well-served by a variety of amenities including schools, churches, shops and a community hall. It is also close to the superstores in Roundswell. You have good access to the beautiful Tarka Trail and some great countryside walks.

Bickington is also within driving distance of the Atlantic Highway (A39) that is the main feeder route across the region leading to Wadebridge in Cornwall to the south-west and to the M5 by Tiverton in the east. A bus services provides access to North Devon's 'capital', Barnstaple. Bus users can also reach Westward Ho!, Bideford, Braunton, Appledore, Croyde, Okehampton, Great Torrington, Holsworthy and Ilfracombe.

Directions

Directions to this property can be easily found by using What3words: <https://w3w.co/chatting.unopposed.crowds>

From Barnstaple, continue over the Long Bridge and up Sticklepath Hill. Upon reaching the roundabout at The Cedars, continue straight over signposted Bickington / Fremington. Upon reaching Bickington and passing the shops on your right hand side, take the left hand turning onto Elmfield Road to where number 30 will be found on your left hand side.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50-£300 depending on the company and individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	76 C
39-54	E		
21-38	F		
1-20	G		

