



Bond
Oxborough
Phillips
Changing Lifestyles

54 Springfield Road
Bickington
Barnstaple
Devon
EX31 2JD

Guide Price: £240,000 Freehold



Changing Lifestyles

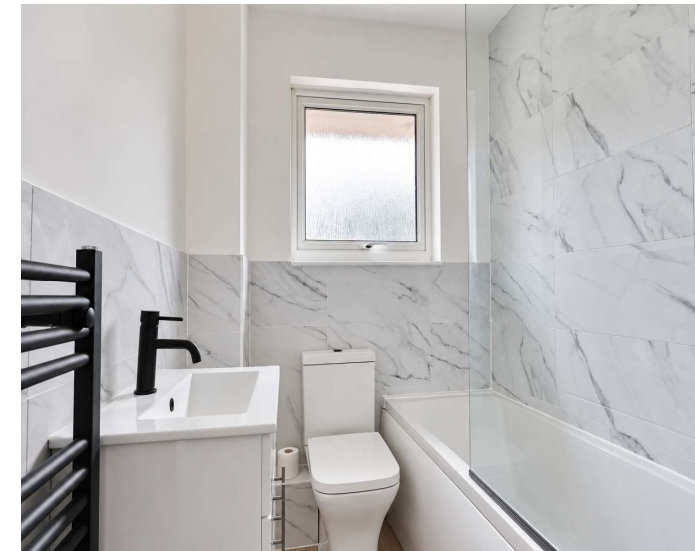
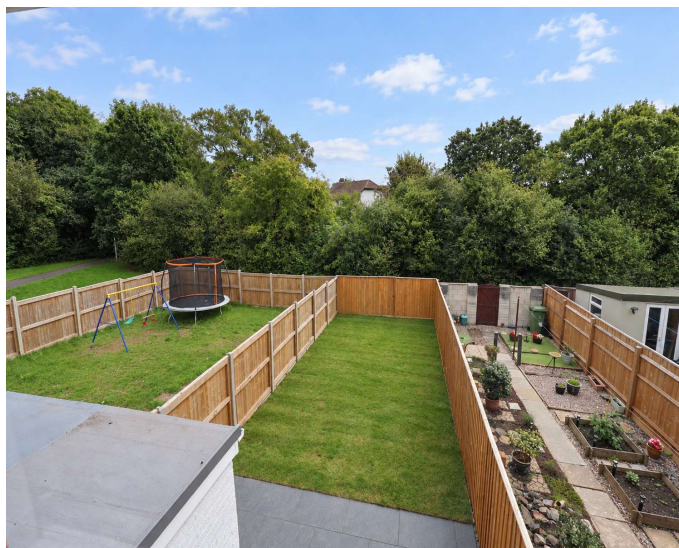
01271 371 234
barnstaple@bopproperty.com

54 Springfield Road, Bickington, Barnstaple, Devon, EX31 2JD

RECENTLY RENOVATED THREE BEDROOM FAMILY SIZED HOUSE WITH 80 FT (APPROX.) GARDEN



- No onward chain
- Recently renovated to a high standard throughout
- Contemporary kitchen and practical utility room
- Newly installed gas-fired heating system
- Newly fitted family bathroom
- Approximately 80 ft landscaped rear garden
- Gated access directly onto neighbouring playing fields
- Ideal family home in sought-after Bickington cul-de-sac



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No onward chain. Located at the end of a highly popular cul-de-sac within the sought-after Bickington area of Barnstaple is this immaculately presented three-bedroom terraced home. Recently renovated to a high standard by the current vendor, the property offers stylish, neutral décor throughout, a newly installed gas-fired heating system and a beautifully landscaped rear garden extending to approximately 80 ft.

An entrance porch welcomes you into the home and leads through to the spacious living room, which offers ample room for sizeable furniture and features a large picture window to the front. A door provides access to the contemporary kitchen.

The chic, modern kitchen is fitted with an attractive range of matching cupboards and drawers, complemented by worktop surfaces incorporating a sink unit. Further features include a useful understairs storage cupboard, an electric hob with an oven below and a stainless-steel extractor hood over. A door leads into a practical utility room which, in turn, provides direct access to the rear garden.

On the first floor are three well-proportioned bedrooms and a newly fitted family bathroom comprising a close-coupled WC, wash hand basin and panelled bath with a shower over.

Ample on-street parking is available to the front of the property. To the rear is an idyllic garden of considerable size, featuring a paved slate seating area leading onto a generous expanse of lawn. A gate at the bottom of the garden opens directly onto the neighbouring playing fields—an excellent feature for families with young children and dog owners alike.

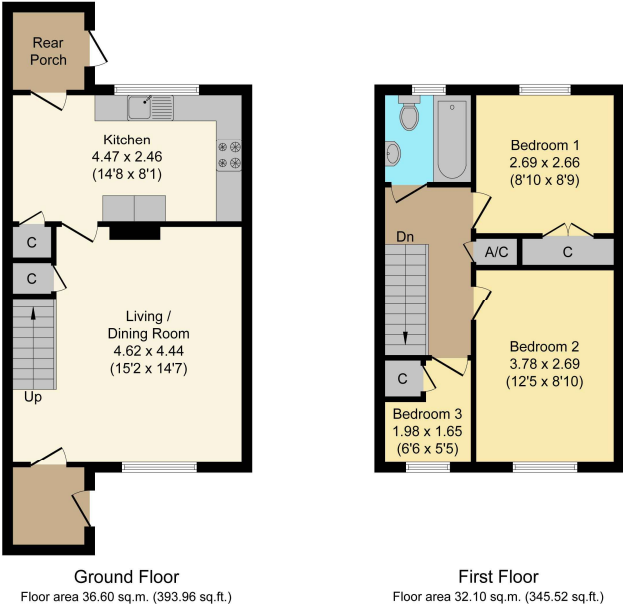
Council Tax Band: B

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Total floor area: 68.70 sq.m. (739.48 sq.ft.)

This floor plan is for illustrative purpose only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed. They cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by WWW.Propertybox.io

Directions
What3words: ///examine.skate.reinforce



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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 & 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		88 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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