



Bond
Oxborough
Phillips

Changing Lifestyles

2 Barton Meadow
Road
High Bickington
Umberleigh
Devon
EX37 9AN

Asking Price: £210,000 Freehold



Changing Lifestyles

01805 624 426
torrington@bopproperty.com

2 Barton Meadow Road, High Bickington, Umberleigh, Devon, EX37 9AN

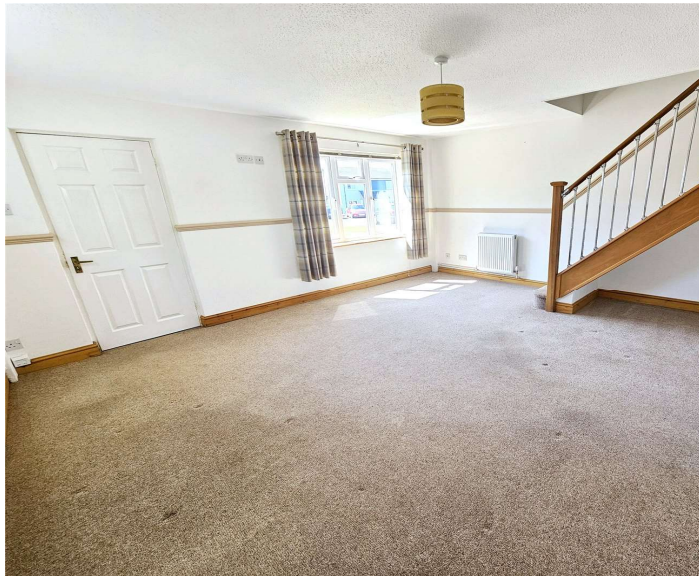


- No onward chain
- Popular village setting
- Three bedrooms
- Corner position
- Kitchen diner
- Double glazing
- Gas central heating
- Parking and garage
- EPC: C
- Council Tax Band: C



Welcome to this charming and modern semi-detached home located in a peaceful village setting. This delightful property offers three bedrooms, making it ideal for families or those seeking extra space. As you step inside, you'll be greeted by a bright and inviting interior that exudes a homely atmosphere. The house is well-maintained and boasts modern amenities for your convenience.

The property features a lovely garden where you can relax and unwind, as well as parking and a garage for your vehicles as well as an outdoor store. With its clean and cosy appeal, this house offers a comfortable living space that is both affordable and accessible. Don't miss the opportunity to make this delightful property your new home. Book a viewing today and experience the tranquillity and charm that this home has to offer.



High Bickington (electorate approximately 750) is a small, friendly village in rural North Devon, situated 9 miles from the market town of Barnstaple which has excellent facilities including many well-known retailers, a Pannier market, theatre and cinema. The renowned beaches of Saunton, Croyde and Woolacombe can all be reached within an hour's drive. The National Parks of Exmoor and Dartmoor are equally accessible from the village.

Changing Lifestyles

01805 624 426
torrington@bopproperty.com



The older part of the village lies within a conservation area, character cottages, homely terraces and narrow streets with a number of thatched properties. The more recent developments blend seamlessly with the old providing a diverse community with a good mix of people who are all eager to make this a great place to live.

Local amenities include a thriving Primary School (www.high-bickington-primary.devon.sch.uk), St Mary's C of E church, Methodist Chapel, a public house, Post Office and Community Shop.

There is a playing field off Quarry Lane at the South end of the village which is home to the local Football and Cricket clubs. This is run by a charitable trust and includes a children's play area, pavilion and a car park.

A community woodland, maintained by a group of volunteers, is a popular walking area and well used by many residents.

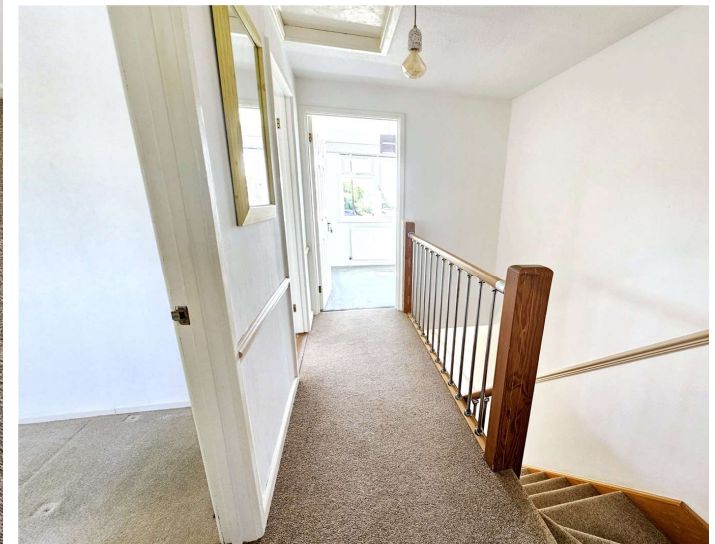
Libbaton Golf Course is within a mile of the village centre – an 18-hole course with restaurant facilities.

The local Parish magazine "Ramblings" is published monthly and contains details of all current and forthcoming events, together with a range of articles and local information.

All in all a fantastic place to live so why not come and take a look?

2 Barton Meadow Road, High Bickington, Umberleigh, Devon, EX37 9AN

Changing Lifestyles



Changing Lifestyles

01805 624 426
torrington@bopproperty.com

2 Barton Meadow Road, High Bickington, Umberleigh, Devon, EX37 9AN



THE VENDOR INFORMS US THAT THE PROPERTY IS THOUGHT TO BE CONSTRUCTED OF BLOCK AND RENDER UNDER A TILED ROOF.YOUR SURVEYOR OR CONVEYANCER MAY BE ABLE TO CLARIFY FURTHER FOLLOWING THEIR INVESTIGATIONS.

HEATING: COMBI GAS BOILER

MAINS WATER - MAINS ELECTRIC - MAINS DRAINAGE - LANDLINE TELEPHONE.

BROADBAND COVERAGE: SUPERFAST AVAILABLE UP TO 80MBPS (INFORMATION TAKEN FROM OFCOM CHECKER)

MOBILE PHONE COVERAGE: IS LIMITED INDOORS AND LIKELY OUTDOORS (SEE OFCOM CHECKER FOR FURTHER INFORMATION) THAT BEING SAID, I HAD NO ISSUES WHEN THERE.

Changing Lifestyles

01805 624 426
torrington@bopproperty.com

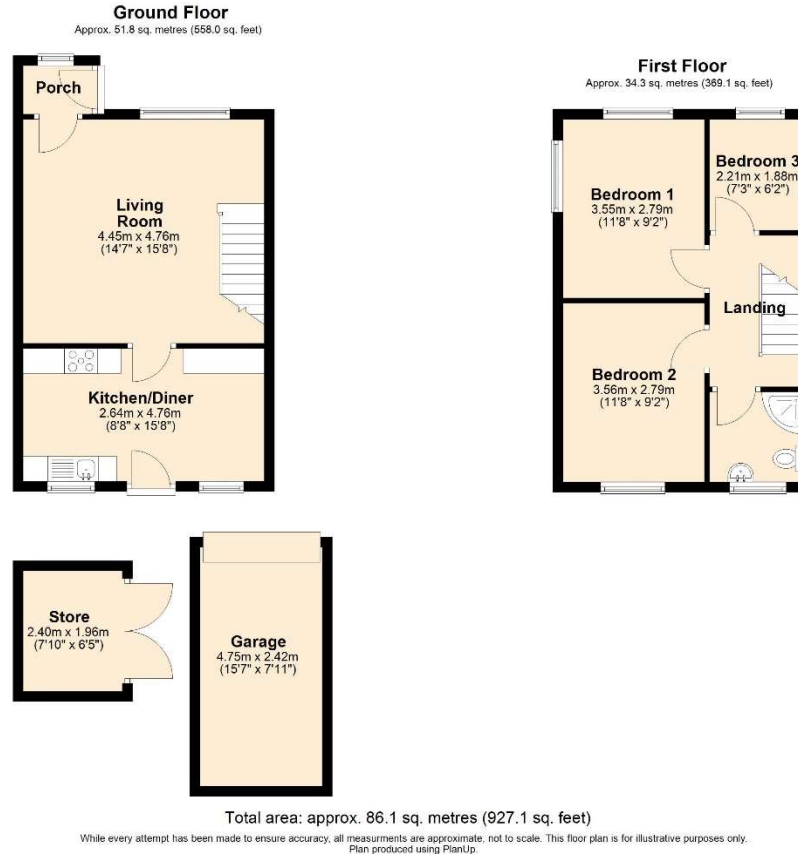
2 Barton Meadow Road, High Bickington, Umberleigh, Devon, EX37 9AN



Changing Lifestyles

01805 624 426
torrington@bopproperty.com

2 Barton Meadow Road, High Bickington, Umberleigh, Devon, EX37 9AN



Directions

Leaving Torrington on the B3227 towards Umberleigh and South Molton, stay on this road for approximately 6 miles. Upon reaching Atherington, turn right sign posted High Bickington. Follow the road until entering the village and continue through the pinch point and take the first turning right into Barton Meadow Road to where the property is located on your right hand side after a short distance with a for sale sign clearly displayed.

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.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

Changing Lifestyles

01805 624 426
torrington@bopproperty.com

2 Barton Meadow Road, High Bickington, Umberleigh, Devon, EX37 9AN

Changing Lifestyles

We are here to help you find and buy your new home...

2 Well Street
Torrington
Devon

EX38 8EP

Tel: 01805 624 426

Email: torrington@bopproperty.com

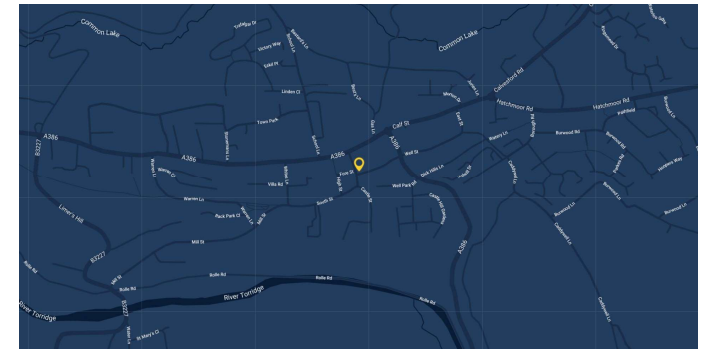
Have a property to sell or let?

If you are considering selling or letting your home,
please contact us today on 01805 624 426 to
speak with one of our expert team who will be able
to provide you with a free valuation of your home.

Please do not hesitate to
contact the team at Bond
Oxborough Phillips Sales &
Lettings on

01805 624 426

for a free conveyancing
quote and mortgage advice.



Changing Lifestyles

01805 624 426
torrington@bopproperty.com