



Bond
Oxborough
Phillips

Changing Lifestyles

18 Bickington Park
Bickington
Barnstaple
Devon
EX31 2JL

Guide Price: £150,000 Leasehold



Changing Lifestyles

01271 371 234
barnstaple@boproperty.com

18 Bickington Park, Bickington, Barnstaple, Devon, EX31 2JL

A DETACHED PARK HOME EXCLUSIVELY FOR RESIDENTS AGED 50+

- 2 Bedrooms (1 En-suite Dressing Room)
- Spacious Lounge with triple aspect bay windows
- Dining Room with patio doors to garden
- Fitted Kitchen with integrated hob & oven
 - Shower Room
 - Driveway for multiple vehicles
 - Detached Garage / Workshop
- Easy-care patio & gravelled garden
 - GFCH & UPVC DG
- Peaceful, well-kept park community
 - No onward chain



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.



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This spacious and well-maintained 2 Bedroom detached park home is located in the sought after Bickington Park, a peaceful and well-managed residential site for the over 50s, just outside Barnstaple, North Devon.

Occupying a generous corner plot with a private driveway, Detached Garage and low-maintenance wrap-around garden, this home offers the perfect blend of independence, comfort and community living.

Internally, the home features a light-filled dual aspect Lounge with attractive bay windows and a connected dining area with patio doors opening onto the garden. A modern and practical fitted Kitchen offers ample worktop and cupboard space with direct access to the side of the home.

There are 2 well-proportioned Bedrooms, both with fitted furniture. The Principal Bedroom includes an En-suite Dressing Room (with potential for a shower room), while a stylish Shower Room with full-width cubicle serves the rest of the home.

The property benefits from UPVC double glazing, mains gas central heating and is offered for sale with no onward chain.

This is an ideal purchase for those looking to downsize or retire to a well-connected yet peaceful setting close to local amenities, countryside walks and the North Devon coast.

Council Tax Band

A - North Devon Council



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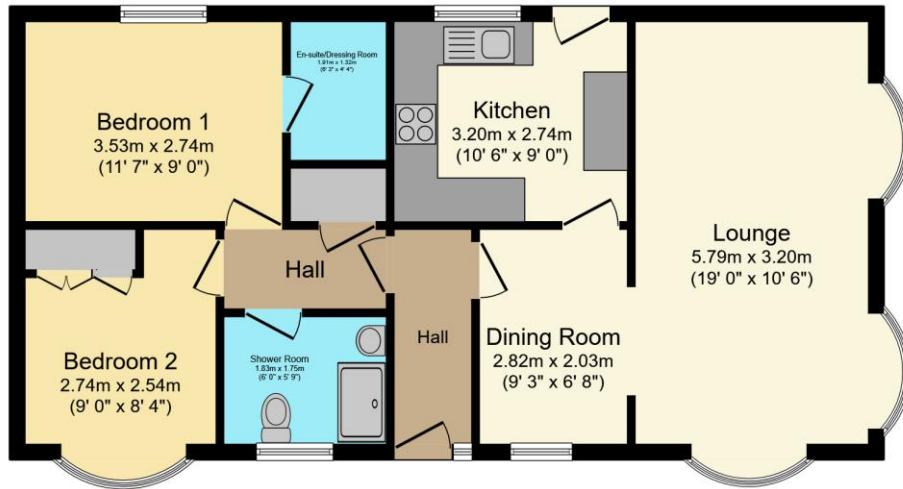
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Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01271 371 234 to speak with one of our expert team who will be able to provide you with a free valuation of your home.



Total floor area: 69.4 sq.m. (747 sq.ft.)

This floor plan is for illustrative purposes 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



EPC EXEMPT

Directions

Directions to this property can be easily found by using What3words: <https://w3w.co/shepherdess.spades.floating>

From Barnstaple Town Centre, proceed towards Bickington / Fremington. At The Cedars roundabout, proceed straight across signposted Bickington / Fremington. Upon entering the village of Bickington, pass the left hand turning for Hopperstyle and, after a short distance, turn left into Bickington Park (opposite the car park). Follow the one-way road and loop around to where number 18 will be found on your left hand side with a numberplate 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.

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