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Changing Lifestyles

54 Springfield Road
Bickington
Barnstaple
Devon
EX31 2JD

Guide Price: £165,000 Freehold



Changing Lifestyles

01271 371 234

barnstaple@bopproperty.com

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



FANTASTIC RENOVATION OPPORTUNITY - CASH BUYERS ONLY

- 3 Bedrooms
- Bright Living / Dining Room with large front-facing window
- Kitchen to the rear with access to garden via a Rear Porch
- Large rear garden with mature planting & apple tree
- Excellent investment potential with scope to add value
- No onward chain



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An exciting renovation opportunity, 54 Springfield Road is a 3 Bedroom terraced home situated in the ever-popular village of Fremington, offering excellent scope for improvement and strong potential for return on investment. Requiring comprehensive modernisation throughout, this property is ideally suited to investors or buyers seeking a full refurbishment project in a well-regarded residential location.

The accommodation opens via a Reception Porch into a bright, front Living / Dining Room where a large front-facing window allows natural light to flood the space, with stairs rising to the first floor.

To the rear, a well-proportioned Kitchen offers fitted units with ample storage, complemented by additional cupboard space, and leads through to a Rear Porch providing access to the garden. A particular highlight of the property, the rear garden is of generous size, featuring mature shrubs and an apple tree, and offers excellent potential to create an attractive outdoor space for relaxing or entertaining.

On the first floor, there are 3 Bedrooms, comprising 2 good size double rooms and a third single bedroom or home office, which also benefits from useful over-stairs storage. A 3-piece Bathroom serves all bedrooms.

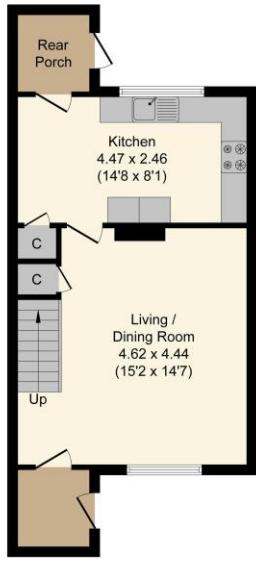
The property is connected to mains water and drainage and there is gas available to the property, however there is no mains central heating system. We are advised that holes present in the living / dining room flooring are the result of a historic water leak.

Early viewing is strongly recommended and strictly by appointment for CASH BUYERS ONLY, to fully appreciate the potential this property presents in a highly sought after location.

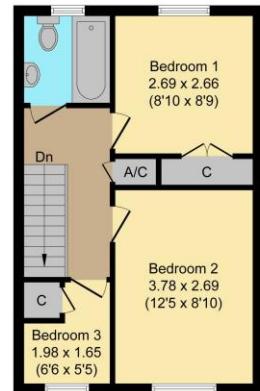
Council Tax Band

B - North Devon Council





Ground Floor
Floor area 36.60 sq.m. (393.96 sq.ft.)



First Floor
Floor area 32.10 sq.m. (345.52 sq.ft.)

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.co



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.

Score	Energy rating	Current	Potential
92+	A		88 B
81-91	B		
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Directions

Directions to this property can be easily found by using What3words: <https://w3w.co/tastings.jaundice.buying>

From Barnstaple Town Centre, continue out of the Town and over the Long Bridge and up Sticklepath Hill. Continue onto the B233 and following this road. Upon entering Bickington, take the first left hand turning into Hopperstyle. Follow this road, taking the third left hand turning into Yellaford Way which continues onto Springfield Road. Number 54 will be found on your right 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 & 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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