



Bond
Oxborough
Phillips

Changing Lifestyles

2 Elm Cottages
Bickington
Barnstaple
Devon
EX31 2LU

Guide Price: £185,000 Freehold



Changing Lifestyles

01271 371 234
barnstaple@bopproperty.com

2 Elm Cottages, Bickington, Barnstaple, Devon, EX31 2LU



A CHARMING CHARACTER COTTAGE WITH A GENEROUS GARDEN

- 1-2 Bedrooms

- Welcoming Living Room with stone fireplace
 - Centrally located Dining Room
 - Fitted Kitchen & ground floor Bathroom
- Spacious, tiered rear garden with brick-built shed
- Desirable location, close to local amenities
- An excellent opportunity for first time buyers or buy-to-let investors
 - Viewing is highly recommended



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Set in the highly desirable Bickington area of Barnstaple, just a short walk from local amenities, this charming 1-2 Bedroom terraced cottage offers character and versatility. The property features 2 Reception Rooms, a fitted Kitchen, a Bathroom and an unexpectedly generous rear garden - making it an excellent opportunity for first time buyers or buy-to-let investors. Viewing is highly recommended.

The front door opens into a welcoming Living Room, complete with a stone fireplace and plenty of space for furnishings, with a doorway leading through to the Dining Room.

Centrally located, the Dining Room provides access to the Kitchen, Bathroom, and the staircase to the first floor.

The Kitchen is fitted with a range of matching cupboards and drawers, along with a stainless steel sink set into an oak effect worktop. There is space and plumbing for a washing machine, room for a fridge / freezer, and a door leading out to the rear garden.

The Bathroom includes a WC, wash hand basin and a panelled bath.

Upstairs, the spacious main Bedroom comfortably accommodates a double bed and wardrobes. A door leads to a second Bedroom with restricted head height, ideal for use as a dressing room or study. There is potential to reconfigure the layout to create a small hallway, allowing for more privacy between the rooms.

The tiered rear garden is a standout feature, with steps leading up to a delightful pond, lawned areas and a variety of flowers and shrubs. At the top, a brick-built storage shed offers excellent space for bikes, surfboards and gardening equipment.

Council Tax Band

B - North Devon Council



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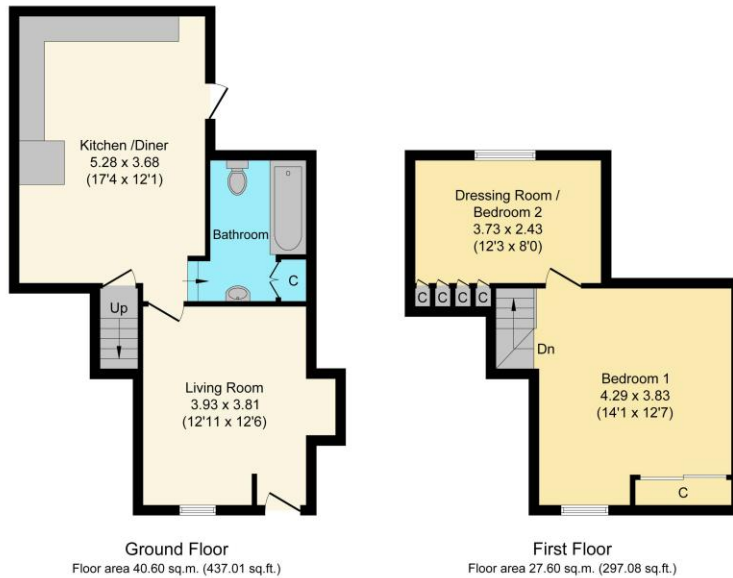
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Have a property to sell or let?

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: 68.20 sq.m. (734.09 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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	61 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/chatting.unopposed.crowds>

From Barnstaple town centre, head out of town over the Long Bridge towards Sticklepath. Continue over the roundabout at The Cedars signposted Bickington / Fremington. Upon reaching Bickington, pass The Old Barn Inn on your left hand side and then the shop on your right hand side. Number 2 Elm Cottages 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.

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