



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

6 Cedars Park  
Bickington  
Barnstaple  
Devon  
EX31 2PH

**Offers In Excess Of: £350,000**  
**Freehold**



**Changing Lifestyles**

**01271 371 234**  
**barnstaple@boproperty.com**

6 Cedars Park, Bickington, Barnstaple, Devon, EX31 2PH



A DETACHED HOME WITH GARAGE, DRIVEWAY PARKING & A PRIVATE, FULLY ENCLOSED REAR GARDEN

- 3 Bedrooms

- Bright & comfortable Lounge with attractive contemporary fireplace
- Spacious Kitchen / Dining Room with direct access to the rear garden
  - Beautifully presented throughout
  - Gas central heating & double glazing
  - Driveway parking for 2 & Single Garage
  - Thoughtfully landscaped rear garden
    - Quiet cul-de-sac position



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## Changing Lifestyles

Enjoying a peaceful cul-de-sac position within the ever-popular village of Bickington, this beautifully maintained 3 Bedroom detached home combines stylish interiors, generous parking, a garage and a wonderfully private rear garden, creating an ideal home for families, downsizers and those seeking village life within easy reach of Barnstaple.

The accommodation begins with an Entrance Porch providing practical space for coats and shoes before leading into the welcoming Lounge. A bright and comfortable living space, the Lounge enjoys a pleasant outlook to the front and features an attractive contemporary fireplace, creating a cosy focal point for the room. To the rear of the property is a spacious Kitchen / Dining Room fitted with a comprehensive range of modern wall and base units, ample worktop space and integrated appliances. The room provides an excellent social hub for family life and entertaining, with direct access to the rear garden. The first floor offers 3 well-proportioned Bedrooms, all presented to a high standard. The principal bedroom benefits from fitted storage, whilst the remaining bedrooms provide flexible accommodation suitable for children, guests or those working from home. A modern Bathroom completes the first floor accommodation.

Externally, the property continues to impress. To the front is a neatly maintained garden area, whilst a driveway provides off-road parking for several vehicles and leads to the Single Garage. The current owner has put a convenient w/c into the garage, with scope to potentially add a shower if required. The fully enclosed rear garden has been thoughtfully landscaped to create a wonderful outdoor retreat, offering a combination of patio seating areas, raised lawns and established planting. Designed to make the most of its sunny aspect, it provides an ideal setting for outdoor dining, entertaining and family enjoyment throughout the year. There is also excellent scope to potentially extend the property, whether that be up into the loft or extending to the rear (STPP).

Bickington remains one of the area's most popular villages, offering a strong sense of community alongside excellent access to nearby amenities, schools, transport links and nearby pubs & restaurants. Located to the right of the property is a field which is perfect for a kickabout or walking the dogs.

Combining modern presentation, generous outdoor space and a desirable village location, this is a fantastic opportunity to acquire a detached family home in a highly regarded residential setting.

### Agent Note

We understand the solar panels are leased rather than owned outright. Prospective purchasers are advised to make their own enquiries and further information will be provided during the conveyancing process.

### Council Tax Band

C - North Devon Council



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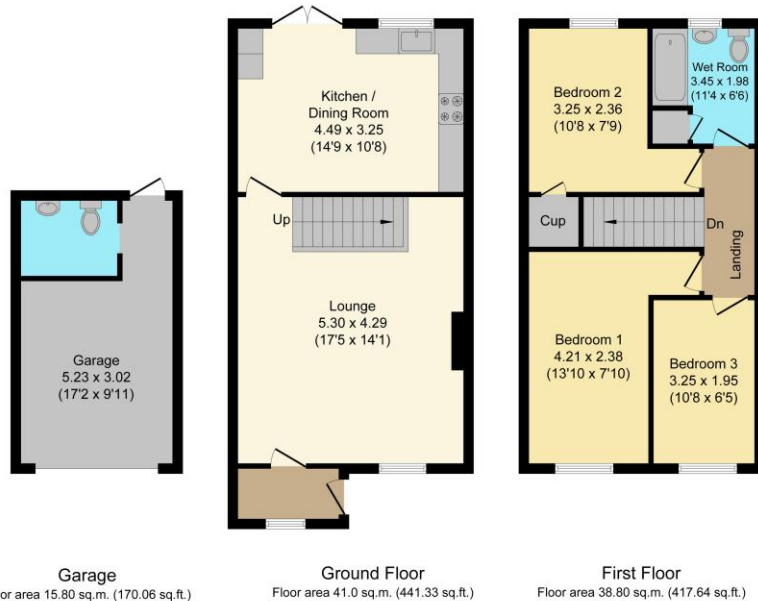
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## Have a property to sell or let?

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: 95.60 sq.m. (1029.03 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](http://www.propertybox.io)



EPC TO FOLLOW

## Directions

Directions to this property can be easily found by using What3words: <https://w3w.co/flux.decently.transmits>

From Barnstaple Town Centre proceed up Sticklepath Hill following signs for Bickington / Fremington. Upon reaching The Cedars roundabout, take the second exit onto Bickington Road. Take the next right hand turning onto Ellerslie Road. Follow this road around and take the first right hand turning. The Cedars Park cul-de-sac will be found on your left 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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