



Bond
Oxborough
Phillips

Changing Lifestyles

18 Fountain Fields
High Bickington
Umberleigh
Devon
EX37 9AP

Guide Price: £345,000 Freehold



Changing Lifestyles

01271 371 234
barnstaple@boproperty.com

18 Fountain Fields, High Bickington, UMBERLEIGH, Devon, EX37 9AP

AN IMMACULATE DETACHED PROPERTY OCCUPYING A PICTURESQUE VILLAGE LOCATION



- 3 Bedrooms (1 En-suite)
- 2 Reception Rooms
- Open-plan Kitchen / Diner & separate Utility Room
- Ground Floor Cloakroom & First Floor family Bathroom
- Garage & newly installed resin driveway providing parking
- Fully enclosed & beautifully landscaped rear garden
- Don't miss the opportunity to make this beautiful property your own



Welcome to this immaculate 3 Bedroom detached property located in the picturesque village of High Bickington. Situated in a quiet and peaceful area with a strong local community, this property is ideal for families looking for a peaceful village lifestyle.

As you approach the property, you will be greeted by a newly installed resin driveway, providing off-road parking for up to 2 vehicles in addition to the Garage. There is also a wonderful front garden, adding to the charm of the property.

Inside the property, you will find 2 Reception Rooms, both offering their own unique features. The first Reception Room boasts a fireplace, creating a cosy and inviting atmosphere. The second Reception Room offers a garden view and features underfloor heating and a skylight, filling the space with natural light. The open-plan Kitchen / Diner is modern and stylish, featuring a Kitchen Island and marble countertops. It also includes modern appliances and there is a separate Utility Room for added convenience.

Upstairs, there are 3 Bedrooms. The spacious double Bedroom is accompanied by an En-suite Bathroom. In addition there are 2 further Bedrooms and a family Bathroom.

To the rear of the property, you will find a fully enclosed and beautifully landscaped garden. The garden is adorned with various exotic plants and shrubs - perfect for those with green fingers! The garden provides the ideal spot to soak up the sunshine.

Located in a village setting, this property offers a tranquil and idyllic lifestyle whilst still being within reach of amenities.

Don't miss the opportunity to make this beautiful property your own.



Changing Lifestyles

01271 371 234
barnstaple@bopproperty.com



High Bickington offers local amenities including a post office, public houses, primary schools, doctors surgery, places of worship and a regular bus service to Barnstaple and Exeter nearby. In addition, Libbaton Golf Course is set on the edge of the village, a long 18 hole parkland course.

Barnstaple, the regional centre of North Devon, is located on the banks of the Rivers Taw and Yeo, and houses the areas main business, commercial and shopping venues. The North Devon Leisure Centre provides many indoor pursuits and the Queens Theatre is located in the centre of town. North Devon's famous coastline with its range of safe and sandy beaches provides numerous water sport opportunities and walking country in abundance. At Bishops Tawton, access is available to the North Devon Link Road, through to Junction 27 of the M5, whilst Barnstaple Railway Station provides a link to the National Railway System.



Internal Description

Entrance Hall

Composite front entrance door with obscure UPVC double glazed panels either side. Carpeted stairs to First Floor Landing. Tiled flooring, radiator, power points.

Cloakroom - 5'11" x 3'1" (1.8m x 0.94m)

WC and vanity style hand wash basin with tiled surround. Fitted mirror-fronted cupboard. Tiled flooring, heated towel rail, extractor fan, spot lights.

Lounge - 16'5" x 10'3" (5m x 3.12m)

A light and spacious room with UPVC double glazed window to property front. Feature fireplace housing electric fire. Radiator, fitted carpet, power points. Double doors opening to Garden Room.

Garden Room - 12'6" x 9'6" (3.8m x 2.9m)

UPVC double glazed windows and UPVC double glazed French doors opening to the rear garden. UPVC double glazed sky light. Tiled flooring with under-flooring heating, radiator, power points.

Kitchen / Diner - 16'10" x 9'8" (5.13m x 2.95m)

A brilliant open space with modern fitted Kitchen comprising matching wall and floor units with marble worktops. Matching Kitchen Island / Breakfast Bar. Alcove housing electric Range style cooker with extractor canopy above. Integrated fridge, freezer and dishwasher. Inset

porcelain double sink unit with UPVC double glazed window above. Cupboard housing newly installed boiler. Radiator, tiled flooring, power points, spot lights. UPVC double glazed French doors opening to the rear garden.

Utility Room - 8'5" x 6' (2.57m x 1.83m)

A useful room with worktops and storage cupboards. Space and plumbing for appliances. Tiled flooring, power points, radiator. Door to Garage.

Garage - 13'8" x 8'6" (4.17m x 2.6m)

Up and over door. Light connected.

First Floor Landing

UPVC double glazed window offering garden views. Hatch access to loft space. Wood effect flooring, radiator.

Bedroom 1 - 10'5" x 9'8" (3.18m x 2.95m)

A bright double Bedroom with UPVC double glazed window to property front. Built-in over-bed cupboards and built-in wardrobes. Radiator, power points, wood effect flooring. Door to En-suite.

En-suite Shower Room - 5'9" x 5'4" (1.75m x 1.63m)

3-piece suite comprising shower enclosure, vanity style hand wash basin and WC. Wall panelling to dado rail, heated towel rail, tiled flooring, spot lights, extractor fan. Obscure UPVC double glazed window to property front.

Bedroom 2 - 9'8" x 8'11" (2.95m x 2.72m)

A light double Bedroom with UPVC double glazed window to property front. Built-in over-bed cupboards and built-in wardrobes. Radiator, power points, wood effect flooring.

Bedroom 3 - 9'2" x 7'1" (2.8m x 2.16m)

UPVC double glazed window to property rear. Wood effect flooring, power points, radiator.

Bathroom - 6'4" x 6'4" (1.93m x 1.93m)

Modern suite comprising panelled bath with waterfall shower above in a tiled surround and combination hand wash basin and WC unit. Built-in mirror-fronted cupboard. Half tiled walls, heated towel rail, spot lights, extractor fan, tiled flooring. Obscure UPVC double glazed window to property rear.

Outside

A newly installed resin driveway provides parking for up to 2 vehicles and leads to the Garage. The front garden is beautifully landscaped and walled housing various mature shrubs and plants. There is gated side access to the rear of the property.

The rear garden is a beautiful, fully enclosed and private space which has been wonderfully landscaped and loved by the current owners. The main garden is laid to patio with various raised beds and a raised pond surrounded by

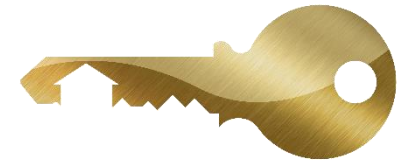
exotic plants. At the rear of the garden is a raised walled area housing many plants and shrubs. This garden is perfect for those with green fingers. A Summerhouse, with power and light connected, will also be found in the garden.

Council Tax Band

C - Torridge District Council



18 Fountain Fields, High Bickington, Umberleigh, Devon, EX37 9AP



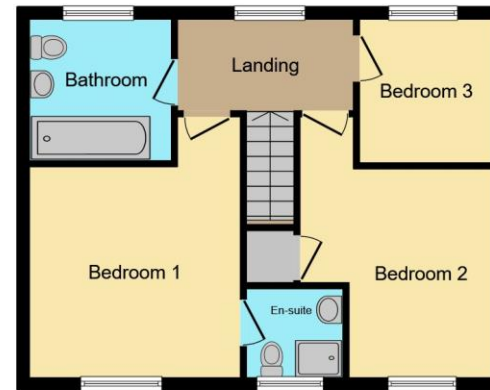
Changing Lifestyles

01271 371 234
barnstaple@boproperty.com

18 Fountain Fields, High Bickington, UMBERLEIGH, Devon, EX37 9AP



Ground Floor



First Floor

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Directions

From Barnstaple Town Centre, continue towards the A39 North Devon Link Road taking the A377 signposted Crediton. Continue along this road and after approximately 5 miles, take the right hand turning signposted Atherington / Torrington. Follow this road and upon reaching Atherington, turn left and carry along the road to the village of High Bickington. Just prior to the village of High Bickington, turn left into Fountain Fields. Number 18 will be located on your left hand side with a For Sale board and 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.

Changing Lifestyles

01271 371 234
barnstaple@boproperty.com

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

105-106 Boutport Street

Barnstaple

Devon

EX31 1SY

Tel: 01271 371 234

Email: barnstaple@bopproperty.com

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.

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

01271 371 234

for a free conveyancing quote and
mortgage advice.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C	77	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	