



49 Fountain Fields

High Bickington, EX37 9AP

- Semi-Detached House
- Three Bedrooms
- Quiet Cul-De-Sac Location
- Garden

Guide Price ~ £240,000



THE KEENOR ESTATE AGENT



SITUATION High Bickington is a thriving rural village situated approximately two miles from the A377 Exeter/Barnstaple main road offering good local facilities including a small village shop and post office, a primary school, a doctor's surgery, an alternative therapies clinic, two public houses, a community hall offering a number of sports clubs and societies and an 18-hole golf course at Libbaton with a club house. The market town of South Molton to the east and Torrington to the west both offer a more comprehensive range of facilities and the local railway station at Umberleigh, 3 miles, provides a rail link between Exeter and Barnstaple. Road link is via the A377 or the North Devon Link Road, which can easily be accessed at South Molton. Barnstaple, North Devon's regional centre, and the Cathedral and University City of Exeter both offer the wide range of shopping, amenities and facilities one would expect from the county's principal town and city. Tiverton, the M5 motorway at Junction 27 and Tiverton Parkway station, which provides a fast Intercity rail link to London Paddington, are both approximately forty-five minute's drive. There is also an international airport at Exeter.

There are excellent recreational and sporting facilities in the area with a range of Leisure Centres at Tiverton, Crediton and Barnstaple, near-by tennis courts and clubs, local rugby, football and cricket clubs, fishing in the rivers Taw and Torridge, further near-by golf courses at Libbaton, High Bullen and Down St Mary, excellent walking and riding in all directions, racecourses at Haldon Exeter and Newton Abbot, and sailing and water sports on North Devon's scenic and rugged coastline, being approximately three-quarters of an hour's drive.

DESCRIPTION 49 Fountain Fields is a modern semi-detached house situated on the outskirts of High Bickington in a quiet cul-de-sac of similar properties. The house was built in the early 2000's and is of modern insulated cavity block construction under a tiled roof with rendered and colour washed elevations and uPVC double glazing throughout. Internally the accommodation is arranged over two floors and briefly comprises a Entrance Hall, a Cloakroom, a Sitting Room, a Kitchen/Dining Room and a Conservatory, whilst on the floor there are three bedrooms and a family Bathroom. 49 Fountain Fields also benefits from mains gas central heating as well as a gas coal effect fire in the Sitting Room. Outside the property is approached over a shared brick paved drive allowing access into a Single Garage with concrete floor and metal up and over door. On one side access can be gained to the Front Door and a pedestrian gate into the enclosed side and rear gardens which have been

designed with low maintenance in mind being paved and bordered by a raised shrub bed to the rear creating a really super addition.

ENTRANCE From the parking area, a step leads up to the Front Door with inset glass light opening into the

ENTRANCE HALL with painted panel doors to the Cloakroom and Sitting Room, coat hanging space, radiator, coved ceiling and central heating thermostat.

CLOAKROOM fitted with a matching white suite comprising a low level WC with inset flush set below an obscure glazed window to the front, and a wall mounted wash hand basin with tiled splash backs with radiator to one side, electric meters and fuse boxes, coved ceiling and inset ceiling down lighters.

SITTING ROOM A good sized dual aspect room with windows to the front and side both with radiators below, door to the Kitchen/Breakfast Room and stairs to the rear leading to the First Floor Landing. On one side there is a marble effect fireplace housing a mains gas coal effect fire with marble effect surround and mantle, whilst at the rear there is a useful shelved under-stairs recess. The Sitting Room is finished with TV and telephone points, coved ceiling and smoke alarm.

KITCHEN/BREAKFAST ROOM A good sized room which runs the full width of the house with a range of matching wood effect units to three sides under a roll top work surface with contrasting tiled splash backs including and incorporating a one and a half bowl single drainer sink unit with mixer tap set below an internal window to the rear which looks into the Conservatory. On one side there is a four-ring stainless steel 'Neff' mains gas hob with extractor fan over set between a range of matching wall cupboards, whilst to the rear there is a built-in eye level 'Neff' double oven and grill. In one corner a cupboard houses the mains gas boiler providing domestic hot water and servicing radiators. At one end there is enough space for a 4-6-seater Dining Room table with a range of matching wall cupboards over and a radiator. The Kitchen also benefits from space and plumbing for a washing machine and dishwasher, inset ceiling downlighting and a coved ceiling. At the rear double doors lead out to the

CONSERVATORY being of uPVC double glazed construction under a triple polycarbonate roof with fully glazed French Doors overlooking and leading out to the Garden. The Conservatory is a useful addition

benefitting from painted pine panel walls and ceramic tiled floor.

STAIRS AND LANDING Returning to the Sitting Room, easy turn stairs with wooden balustrade and hand rail to one side lead straight to the First Floor Landing with doors off to all principal rooms, radiator, smoke alarm, hatch to roof space, coved ceiling and over-stair Airing Cupboard housing a heater and slatted shelving.

BEDROOM 1 A double Bedroom with window to the front overlooking the cul-de-sac, with radiator below, coved ceiling, telephone point and TV point.

BEDROOM 2 Another double Bedroom with window to the rear allowing lovely rural views, with radiator below.

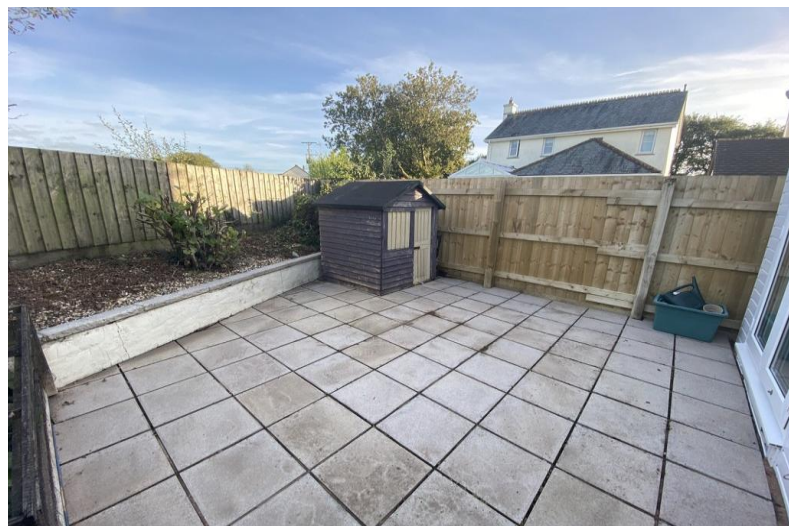
BEDROOM 3 A single Bedroom with window to the rear also allowing lovely rural views with radiator below, coved ceiling.

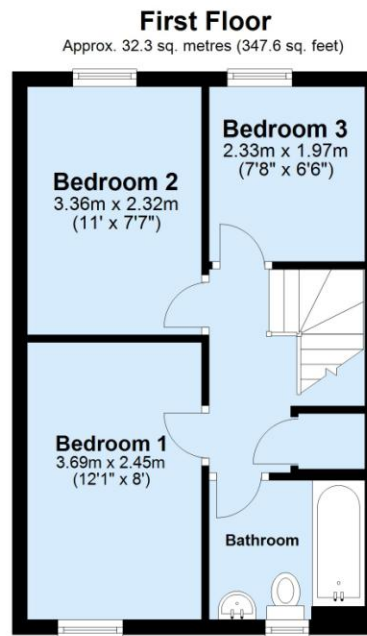
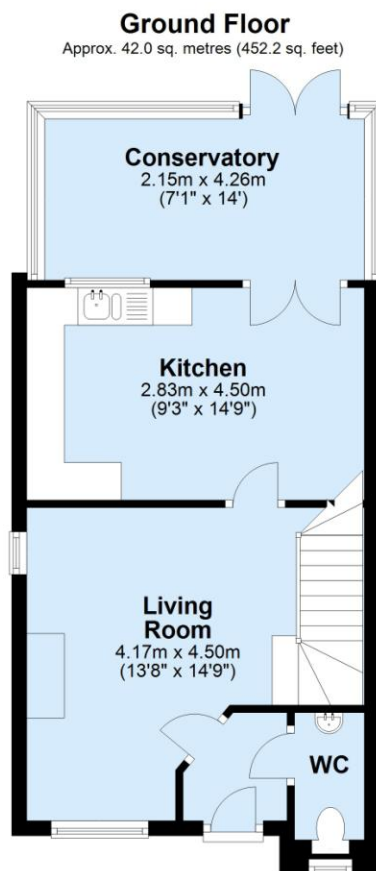
BATHROOM With half-tiled walls and matching white suite comprising a panel bath with stainless steel mixer tap and wall mounted mains fed shower over, with stainless shower attachment on a riser, low level WC set below an obscure glazed window to the front and a pedestal wash hand basin with mirror over and radiator to one side. Bathroom is finished with an attractive tiled floor, coved ceiling, inset ceiling downlighters and an extractor fan.

OUTSIDE From Fountain Fields a brick paved drive gives access to a parking space outside a Garage, with concrete floor and electricity and light connected. In one corner of the cul-de-sac a wooden pedestrian gate opens onto a paved path which leads alongside the property to a paved patio area with central gravel bed and a timber decked area in one corner. Beyond the timber decked area a small wooden pedestrian gate opens into a paved patio area with raised bed to the rear overlooking adjoining countryside.

SERVICES Mains electricity, mains water and mains drainage. Gas Fired Boiler providing domestic hot water and servicing radiators. Telephone connected subject to BT regulations.

VIEWINGS Strictly by appointment through the agent. Out of Hours Please Call 01769 580024

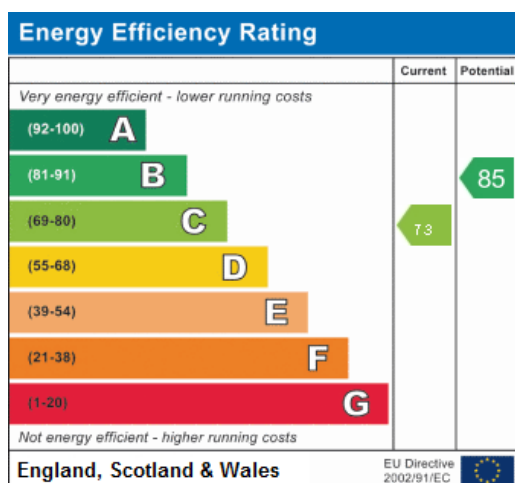




Total area: approx. 74.3 sq. metres (799.8 sq. feet)

For Identification purposes only.
Plan produced using PlanUp.

49 Fountain Fields, High Bickington



COUNCIL TAX BAND

Tax band B

TENURE

Freehold

LOCAL AUTHORITY

Torridge District Council

OFFICE

Bonds Corner House
Fore Street
Chulmleigh
Devon
EX18 7BR

T: 01769 580 666

E: enquiries@keenors.co.uk

W: www.keenors.co.uk

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