



A delightful character home offering warm, welcoming and comfortable accommodation set on the edge of the village of Bickington, with a delightful enclosed and private garden plus off-road parking. This lovely cottage affords easy access to Newton Abbot, Ashburton, Dartmoor and travel links.

[Briar Cottage](#) | [Bickington](#) | [Newton Abbot](#) | [TQ12 6JZ](#)





PROPERTY TYPE

Mid terraced cottage
Freehold



SIZE

792 sq ft



LOCATION
Village



AGE

Victorian (1837 - 1901)



BEDROOMS

2



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

Electric Heating



PARKING

Off Road Parking



OUTSIDE SPACE

South Facing Garden



EPC RATING

31 F



COUNCIL TAX BAND

C



in a nutshell...

- Dual aspect Sitting Room with Stove
- Kitchen/Dining Room
- Utility Cloakroom
- Box Room/Study
- Spacious Landing
- Two Double Bedrooms
- Family Bathroom
- Off Road Parking
- Front and Rear Garden





the details...

A charming, deceptively spacious character cottage with two double bedrooms, parking, and an enclosed south-facing rear garden, in the village of Bickington, with easy access to the A38 to Plymouth, Exeter and the M5.

Inside, it is well-presented with light and neutral décor, feels warm with electric storage heating and a wood-burning stove, and has character and charm in abundance with its asymmetrical rooms, exposed beams, and thick walls.

It is deceptively spacious, with the accommodation comprising, on the ground floor, an entrance porch with a door into a storage room and a convenient ground floor cloakroom with a WC and basin. The good-sized dual aspect living room has windows to the front and rear, a staircase to the first floor and a fireplace fitted with a wood-burning stove that makes a wonderful feature and focal point for the room. A door leads into a box room/study with a window to the rear garden.

The fabulous kitchen/dining room in a country kitchen style has hardwood worktops and a range of bespoke cupboards providing ample cupboard space. There is a ceramic sink and mixer tap, space for a cooker, room for a fridge, and spaces with plumbing for a washing machine and dishwasher. There is plenty of floor space for a dining table and seating, ideal for any occasion, and a back door to the garden.

Upstairs is surprisingly spacious with a large landing room that would make a great study area for those working from home, two excellent double bedrooms, and a family bathroom with panelled walls containing a bath with a shower over, a WC, a basin and an airing cupboard containing an insulated hot water cylinder.

Outside, the south-facing rear garden, which backs onto a meadow, is charming and private with a paved patio and other tranquil spaces in which to sit and enjoy a picnic tea or a barbecue. It is nicely landscaped with a lawn and an area of gravel, bordered by well-established beds of flowers and shrubs, with a wonderful magnolia in the centre.

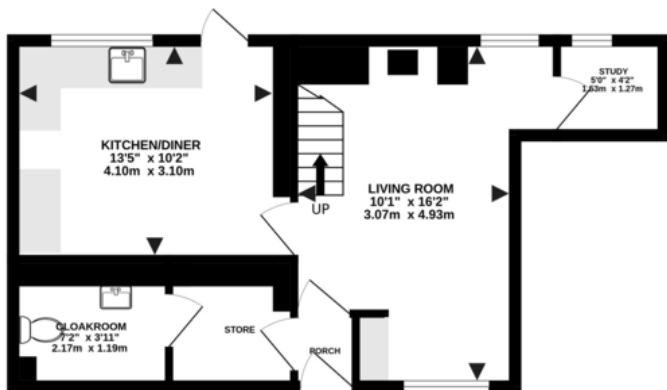
At the end of the terrace there is an off-road parking area with space for two cars.

Tenure – Freehold
Council Tax Band - C

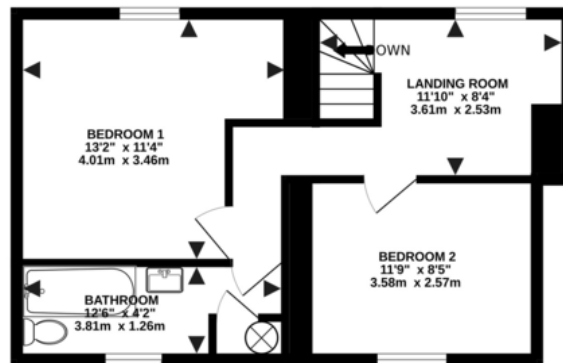


the floorplan...

GROUND FLOOR
393 sq.ft. (36.5 sq.m.) approx.



1ST FLOOR
399 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA: 792 sq.ft. (73.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023



Our note. For clarification we have prepared these sales particulars as a general guide and have not carried out a detailed survey nor tested the services, appliances or fittings. Room sizes should not be relied upon for carpets or furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing this property. These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Complete Property Services has the authority to make or give any representation or warranty in respect of the property.

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY. All measurements and sizes and locations of walls, doors, window fittings and appliances are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller or his Agent. We hope that these plans will assist you by providing you with a general impression of the layout of the accommodation. The plans are not to scale nor accurate in detail. © Unauthorised reproduction prohibited.

As part of the service we offer we may recommend ancillary services to you which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we will receive a referral fee. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services, but where you do you should be aware of the following referral fee information. You are also free to choose an alternative provider. To find out more about this, please speak to a member of the team.

the location...

The popular South Devon village of Bickington lies on the edge of the Dartmoor National Park & on the River Lemon. It boasts a 15th Century Church. Bickington has an active village community life with regular events such as coffee mornings, flower shows etc and is approximately 5 Miles away from the market town of Newton Abbot. It has close access to the A38 Devon Expressway which links the cities of Plymouth & Exeter. Newton Abbot itself has a host of amenities which includes very good transport links and a main train line to London Paddington.

Shopping

Town centre: Co-op 3.4 miles

Supermarket: Asda 5.2 miles

Exeter: 18.3 miles

Relaxing

Beach: Teignmouth 11.7 miles

Swimming Pool: Ashburton 3.3 miles

Stover Golf Club: 3.3 miles

Travel

Train station: Newton Abbot 6.1 miles

Main travel link: A38 1.1 miles

Airport: Exeter 20.2 miles

Schools

Ilsington C of E Primary School: 3.4 miles

Blackpool Primary School: 1.6 miles

South Dartmoor Community College: 3 miles

Please check Google maps for exact distances and travel times.

Property postcode: **TQ12 6JZ**



how to get there...

From the A38 take the exit at Drumbridges and follow the signs to Liverton and Bickington. Continue on this road passing the Welcome Stranger Inn on the left hand side, a little further on ignore the left hand turning to Bickington and proceed down the hill, where the property can be found on the left hand side, identified by the Complete For Sale Board.



Need a more complete picture? Get in touch with your local branch...

Tel [01626 832 300](tel:01626832300)
Email bovey@completeproperty.co.uk
Web completeproperty.co.uk

Complete
Emlyn House
Fore Street
Bovey Tracey
TQ13 9AD

Are you selling a property too? Call us to get a set of property details like these...

selling

letting

land &
new homes

signature
homes

complete.