

CHEQUERS

INDEPENDENT ESTATE AGENTS

Smart Move

T: 01271 379314

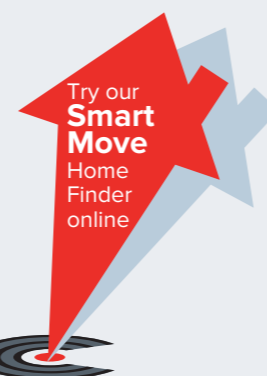
E: enquiries@chequershomes.co.uk

W: chequershomes.co.uk

COUNCIL BAND B

CHEQUERS
INDEPENDENT ESTATE AGENTS
Smart Move

66-67 Boutport Street, Barnstaple, Devon, EX31 1HG
T: 01271 379314 E: enquiries@chequershomes.co.uk
W: chequershomes.co.uk

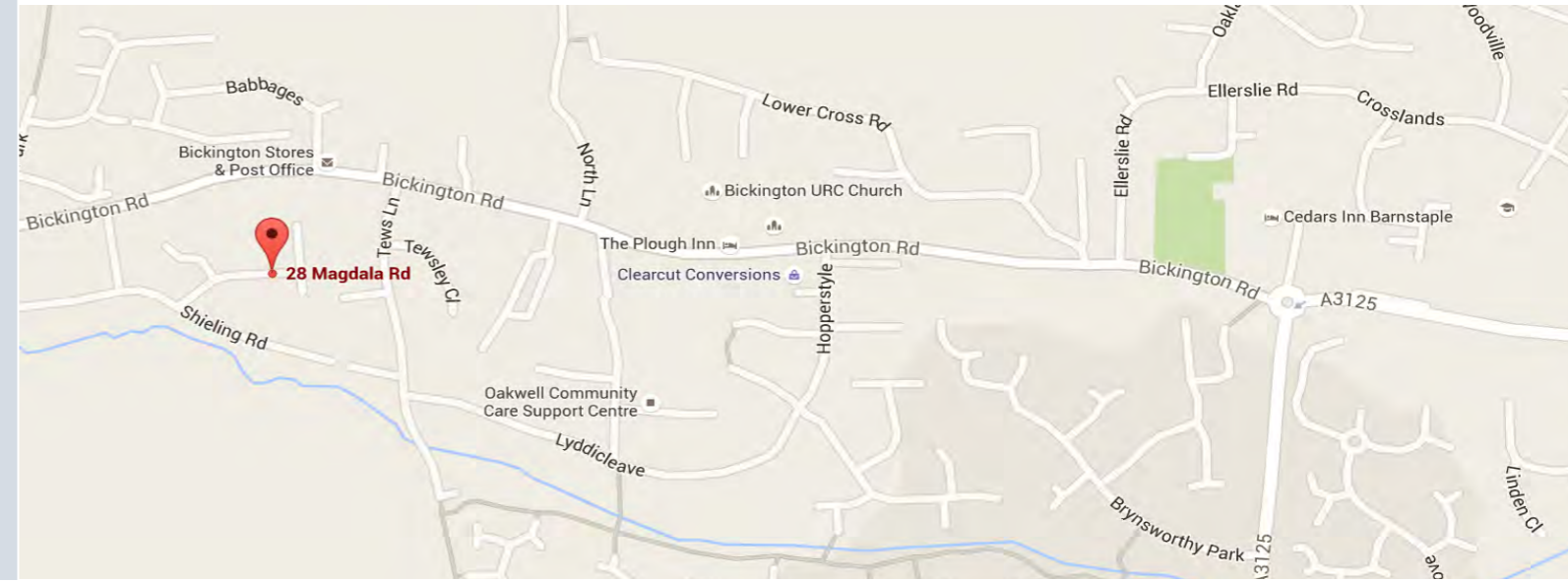


**28 MAGDALA ROAD, BICKINGTON, BARNSTAPLE,
NORTH DEVON, EX31 2LZ**

A modern family home with good size 3 Bedroom accommodation gas central heating and double glazing also including a smart modern 18'8 Kichen-Diner, Sitting Room and Bathroom with white suite, lawn garden front and rear and garage. Popular village location.

£175,000

- **A well presented modern 3 bed family home**
- **Pleasant cul de sac setting**
- **Popular village location**
- **Spacious Hall**
- **Comfortable Sitting Room**
- **18'8 Re-fitted Kitchen-Diner with integrated hob & oven**
- **Modern Bathroom with white suite**
- **Lawned front and rear gardens**
- **Single garage**



Enjoying a pleasant cul de sac setting within the village of Bickington, a well presented 3 Bedroom Family Home offered complete with its own garage and lawned front and rear.

The property has an attractive interior and provides good size accommodation ideal for those with a growing family. There is a spacious **Entrance Hall**, comfortable **Sitting Room** and **18'8 fully fitted Kitchen-Diner** with a range of matching base and wall mounted units and an integrated electric oven, hob and chimney style cooker hood. There is a **Useful Rear Porch** with space for additional appliance whilst on the First Floor there is a landing and **Three Good Size Bedrooms** and a modern **Bathroom** with white suite featuring a shower over the bath and part tiled walls. The property is **Gas Centrally Heated** with a combi boiler and also features **PVCU Double Glazed Replacement Windows**.

On the outside there is easy to manage level lawn gardens at both front and rear and a **Garage** with **Parking Space** in front located in a nearby block.

Magdala is a residential cul de sac situated on the edge of the village of Bickington easily accessible to local amenities including the local post office/store and bus routes. Barnstaple town centre is only a couple miles away and there is easy access to Sainsburys and the Roundswell Retail Park.

All in all this is a modern Three Bedroom family home in a sought after village location and an internal inspection is recommended.

Further details and approximate measurements are as follows:

GROUND FLOOR

ENTRANCE HALL

With double glazed door and side panel to front, stairs to first floor and door to

LOUNGE 13'2 X 12'3

With panel door, radiator and double glazed windows



KITCHEN-DINER 18'8 X 9'5

A spacious Kitchen with a range of modern base and wall mounted units, contrasting work surface and an inset single drainer sink unit, space and plumbing for washing machine, integrated electric hob and oven with chimney style cooker hood, radiator, plenty of space for dining, double glazed window and door to

REAR PORCH 6' X 5'7

With space for additional appliances and door to garden

FIRST FLOOR LANDING

With linen cupboard and hatch to loft

BEDROOM ONE 12' X 11'6

With panel door, double glazed window, radiator and view to rear

BEDROOM TWO 11' X 9'6

With radiator, panel door and double glazed window and pleasant open outlook to front

BEDROOM THREE 9' X 8' MAX (L-SHAPED)

Double glazed window to front with pleasant view, radiator, open wardrobe storage

BATHROOM

Fitted with a white suite incorporating a panelled bath with electric shower over, tiled wall surrounds, low level W.C, pedestal hand basin, radiator and double glazed window

OUTSIDE

Immediately in front of the property is a level lawned garden with walled boundary and pedestrian access gate.

At the rear is a further enclosed garden with a level lawn, neatly fenced and with a rear pedestrian access gate. **SINGLE GARAGE** in nearby block.

