



BRIGHTS
ESTATE AGENTS



17 HOPPERSTYLE, BICKINGTON, BARNSTAPLE. EX31 2LA - GUIDE £295,000

Detached two bed bungalow in a quiet and peaceful location within the popular village of Bickington, not far from Barnstaple. The property has a living/dining room, good sized kitchen and a modern shower room. The rear garden is well established and has been well curated by the previous owner. No onward chain.



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Occupying a pleasant village position set off the main route to North Devon's principal town of Barnstaple (1 mile) and the A39 North Devon Link road. A short walk to a local convenience store with Post Office facility, Public House/Restaurant and Bus route. Approx. 8 miles from the Port and Market town of Bideford, 5 miles to the estuary village of Instow with its sandy beach and Yacht Club and 1 mile to Fremington village.

SERVICES: Mains electricity, gas, water and drainage. uPVC double glazed windows.

COUNCIL TAX BAND: C.

TENURE: Freehold.

DIRECTIONS: From Sticklepath go straight across the Cedars roundabout, heading into Bickington. On entering the village take the first turning on the left into Hopperstyle where the property will be found towards the bottom of the hill on the right hand side with a For Sale board and number displayed.

ACCOMMODATION (all measurements are approximate)

Steps up to UPVC double glazed door:

ENTRANCE PORCH: Fitted carpet and radiator.

LIVING ROOM/DINING ROOM: 6.50m x 3.90m max. Coal effect gas fire with tiled hearth and surround. Two radiators and fitted carpet.

INNER HALL: Large shelved airing cupboard housing Worcester gas fired boiler. Hatch to loft space, radiator and fitted carpet.

KITCHEN: 4.46m x 2.98m Working surface incorporating single drainer, stainless steel sink unit, tiled splashback, four ring electric hob with oven below and extractor above. Cupboards and drawers with matching wall units, integrated dishwasher, fridge freezer, and washing machine. Radiator and vinyl flooring. UPVC double glazed door into:

CONSERVATORY/GARDEN ROOM: 3.40m x 1.44m Vinyl flooring and UPVC double glazed door into the rear garden.

BEDROOM ONE: 3.90m x 2.86m Radiator and fitted carpet with UPVC double glazed French doors opening onto the rear garden.

SHOWER ROOM: Large tiled shower cubicle, low-level WC, wash basin and radiator with fitted chrome towel radiator. Fully tiled walls and flooring. Extractor fan. Two mirror fronted medicine cabinets.

BEDROOM TWO: 3.76m x 2.85m Radiator and fitted carpet.

OUTSIDE: To the front of the property is a gated driveway with parking for at least one car. The bungalow is neatly tucked in by medium/large trees and bushes allowing a good level of privacy. There is also an attached **GARAGE** 5.16m x 2.41m with up and over door, power and light. Side gates down both sides of the property leads into the private **REAR GARDEN** having a side patio with pathway leading to a lawn area being boarded by stone chippings, potted plants and a mixture of bushes, trees and plants. There is also a rear access gate which leads to a useful extra parking space, outdoor power sockets and a cold water tap. Garden shed.



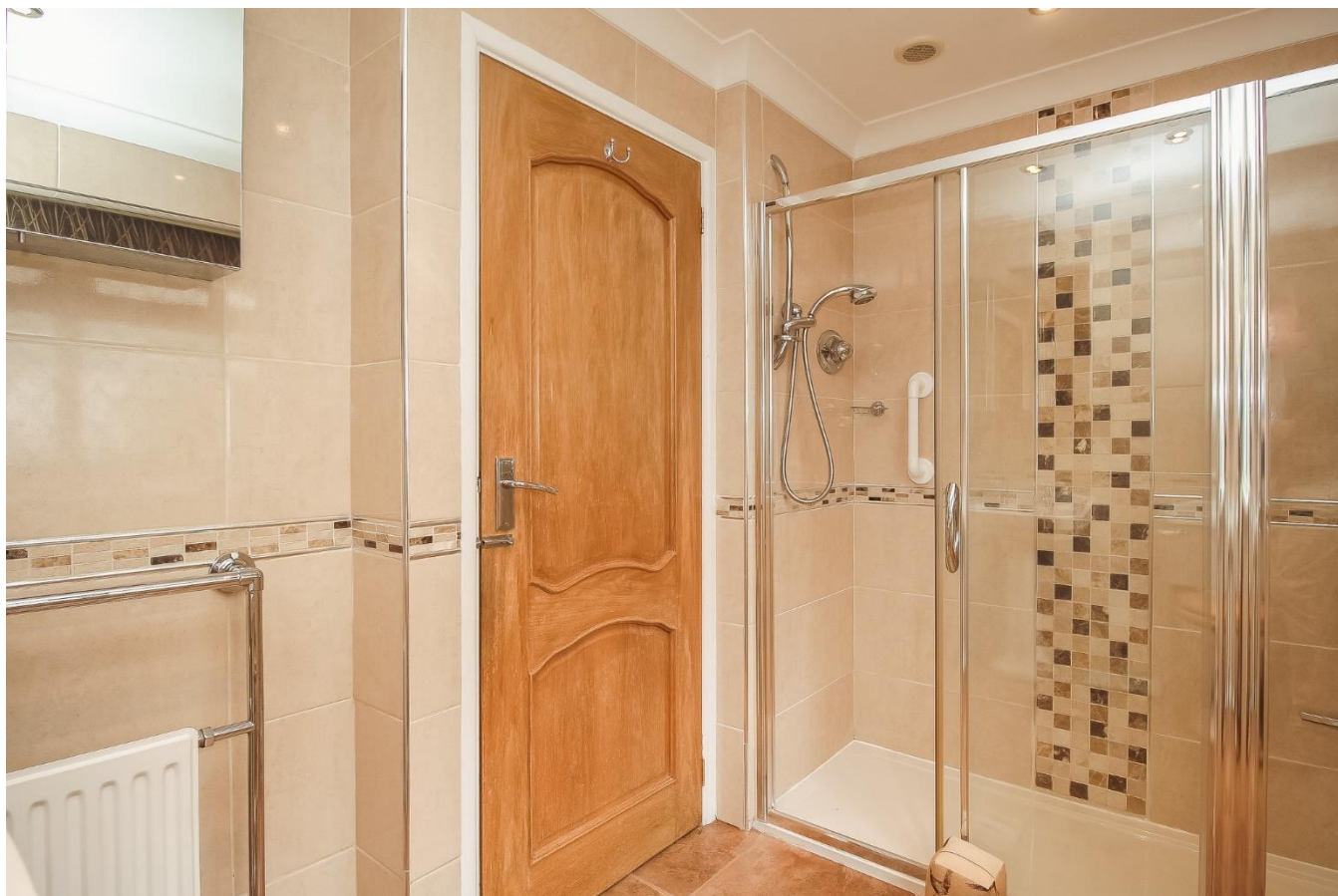
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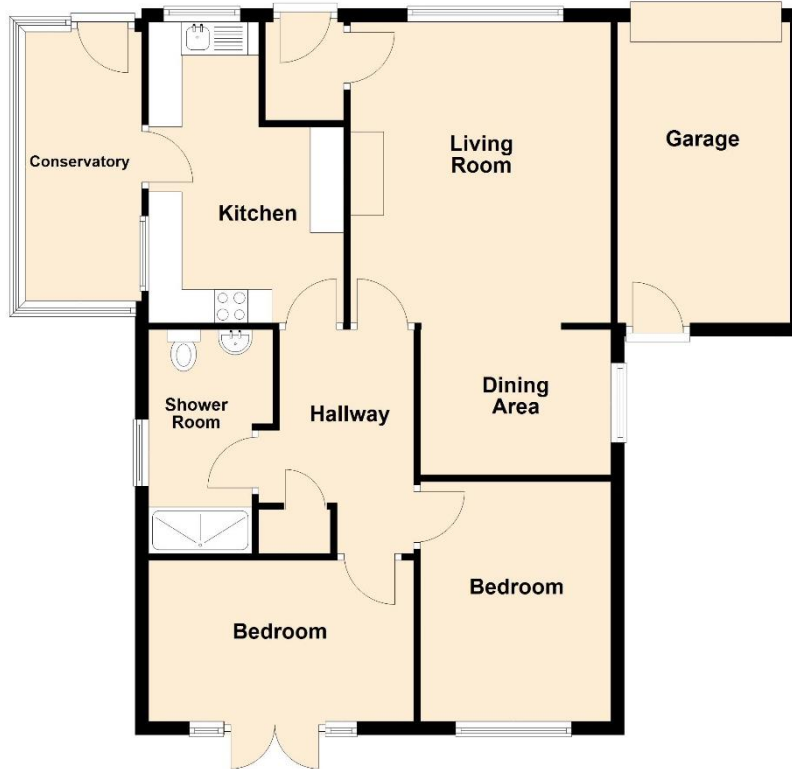
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Total area: approx. 92.3 sq. metres (993.7 sq. feet)

FOR IDENTIFICATION ONLY NOT TO SCALE

CONSUMER PROTECTION ACT FROM UNFAIR TRADING REGULATIONS 2008 - The Agent has 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. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check availability of any property and make an appointment to view before embarking upon any journey to see a property.

The accuracy of these particulars is not guaranteed nor do they form part of the Contract. Applicants should verify details by personal examination and enquiry.

ANTI MONEY LAUNDERING REGULATIONS - It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We ask for your co-operation in this matter to ensure there is no unnecessary delay in agreeing your purchase, subject to contract. We will inform you of the process once your offer has been accepted subject to contract.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



Chartered Valuation Surveyors, Estate Agents and Auctioneers. Est. 1982

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