



N/A

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

COUNCIL BAND A

CHEQUERS
INDEPENDENT ESTATE AGENTS
Smart Move

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**23 BICKINGTON PARK, BICKINGTON
BARNSTAPLE, DEVON, EX31 2JL**

Park home living at its finest!

Have you been thinking of downsizing but don't like the idea of living in a flat with no outside space? Then consider this superb park home offering excellent living space and a delightful easy to manage garden all within easy reach of Bickington's village amenities and a bus stop. Enjoying a convenient position, this park home is a fantastic turn key opportunity.



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£155,000

- A spacious 2 Bedroom Detached Park Home with a double width brick paved driveway and a garage plus easy to manage gardens
- Located towards the very beginning of the Bickington park home development and within easy reach of a busy stop and a village shop/post office
- Large Lounge-Dining Room with a feature fireplace and three windows including a bay window which creates a good level of natural light
- Fitted Kitchen with a range of modern fitted units with base and wall mounted cupboards with a built in hob & oven
- UPVC double glazed Conservatory extension overlooking a walled paved patio garden
- 2 Bedrooms both with built in wardrobes
- Shower Room with a white suite & a double sized shower



Chequers estate agents of Barnstaple are delighted to offer for sale 23 Bickington Park, a spacious and extended 2 Bedroom Detached Park Home with a detached garage and a double width brick paved driveway. This particular park home is only 8 years old and is still covered within the manufactures guarantee.

The park home is located towards the beginning of the park home development and is within an easy stroll of a bus stop where the buses run to Barnstaple town centre every 15 minutes. Bickington has a village shop/post office together with an inn and hairdressers while a Sainsbury's superstore can be found at nearby Roundswell as well as a Costa coffee house.



No 23 Bickington park offers spacious accommodation and benefits from gas radiator central heating and UPVC double glazing with the rooms being arranged off a Hallway. It briefly comprises a large Lounge /Dining Room which has three windows which helps to create a good level of natural light together with a feature fire place. In addition to the Lounge there is a Conservatory extension another place to sit and relax which in turn overlooks the walled paved garden. There is an attractive fitted Kitchen with base and wall mounted cupboards plus an integrated hob and oven. The two Bedrooms both have fitted wardrobes while in the Shower Room there is a white suite with a double sized shower.

If you are looking for a park home with easy to manage gardens plus ample parking and a garage then no 23 Bickington Park will not disappoint. Appointments to view are recommended and can be easily arranged by contacting Chequers estate agents of Barnstaple the vendors sole agents on 01271 379314.

CONSERVATORY 13' X 7'8 (3.96M X 2.34M)

A light and airy Conservatory which allows for extra space and perfect for the summer with UPVC double glazed patio doors and windows, radiator and vinyl flooring

ENTRANCE HALL

Level access to all rooms. Built in cupboard with handy coat hooks and storage space, separate airing cupboard with slatted linen shelving, UPVC double glazed window overlooking the patio area



KITCHEN 9'8 X 8' (2.95M X 2.44M)

Fitted with a range of units comprising inset single bowl sink unit with cupboards under, a range of matching units with work surfaces over, a range of matching wall cupboards, tiled splashbacking. Fitted oven with 4 ring gas hob and cooker hood over, space for upright fridge/freezer, space and plumbing for washing machine, coved ceiling, vinyl flooring, UPVC double glazed window, radiator, cupboard housing gas fired boiler for hot water and central heating system

LIVING / DINING ROOM 21'5 X 10'8 (6.53M X 3.25M)

A dual aspect room with UPVC double glazed doors to the front and side. The side aspect enjoys distance glimpses of countryside beyond. This open and space Living/Dining Room offers plenty of space with UPVC patio doors leading to the Conservatory. An electric coal effect fire creates a focal point to the room, radiator, fitted carpet

BEDROOM ONE 13'2 X 8' (4.01M X 2.44M)

A spacious room with a variety of built in wardrobes with handy rails and drawers, UPVC double glazed window overlooking the patio area, radiator, fitted carpet

BEDROOM TWO 9'8 X 7'10 (2.95M X 2.39M)

UPVC double glazed window, built in Bedroom furniture, radiator, fitted carpet

SHOWER ROOM 7' X 5'5 (2.13M X 1.65M)

Fitted with a modern 3 piece suite which comprises shower cubicle, vanity sink unit with cupboard below, W.C, heated towel rail, fully tiled surround with tiled flooring, UPVC double glazed opaque window

OUTSIDE

To the front of the property is a spacious patio area with off road parking for at least one car. To the side is a decent size patio area whilst to the rear is a further patio area and a vegetable border. Either side of the park home are side accesses.

GARAGE

With up and over door and a side door. Light and power connected

AGENTS NOTE

Ground rent (pitch fee) is £141.80 per month. You will be buying the home, but not the pitch (plot). The pitch remains in the ownership of the site owner who is responsible for maintaining and managing the site. You will pay a pitch fee for the occupation of the pitch and you will be charged separately for water, gas and electricity. You will pay council tax to the local authority. If you are buying the home from an existing resident, the purchaser is required to pay 10% of the sale price to the site owner and the remaining 90% to the park home owner.

NOTE

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.