



53, Fountain Fields



STAGS

53, Fountain Fields

High Bickington, Umberleigh, Devon EX37 9AP

Barnstaple/South Molton 9 miles. Torrington 7 miles.

A three bedroom semi-detached house with driveway and garage in a favoured village.

- Entrance Lobby & Cloakroom WC.
- Kitchen/Dining Room
- 3 Bedrooms
- Double Glazing
- Gas Fired Central Heating
- Enclosed Rear Garden
- Scope to extend subject to consent
- Driveway & Garage
- Council Tax Band B
- Freehold

Guide Price £229,950

SITUATION AND AMENITIES

A well liked development built in 2006 by Poltair Homes, the area benefits from a play park and is within a short walk of the village of High Bickington. A thriving village with many amenities including; a well regarded primary school, two pubs providing hot food, Church of England and Methodist Chapel, community shop, community centre, post office, two playing fields/parks, community woodland, golf club at Libbaton nearby and bus services. The Mole Resort, Golf Club is also within around 15 minutes' drive and has facilities including swimming pools, gym, spa, tea room, restaurant etc. Umberleigh train station is within 3 miles and provides a regular service between Barnstaple and Exeter. Barnstaple, the regional centre, is about 10 miles away and offers the area's main business, commercial, leisure and shopping venues as well as District Hospital. The sandy surfing beaches at Croyde, Saunton (also with Championship golf course) and Woolacombe are all within about 40 minutes by car as are Dartmoor and Exmoor National Parks.

DESCRIPTION

This semi-detached home was built in 2006 and features a tiled roof, freshly painted rendered elevations, double-glazed windows, and new gutters, fascias, soffits, and barge boards. There is an enclosed rear garden with raised borders, a garage, and a brick-paved road outside. The accompanying floorplan provides a clearer identification of the accommodation's arrangement, which includes:



GROUND FLOOR

ENTRANCE LOBBY with wood effect flooring, continuing through the ground floor. WC with opaque window to front, WC with enclosed cistern with dual flush, hand wash basin, inset downlighting. LIVING ROOM dual aspect with windows to front and side. Stairs off to FIRST FLOOR LANDING, understairs fitted cupboard. KITCHEN/DINING ROOM with French door leading to the GARDEN, additional window to rear, continuation of wood effect flooring, space for dining table, fitted Shaker style kitchen with roll top worksurfaces, inset 1 ½ sink and drainer with mixer tap, tiled splashback, space for white goods, fitted stainless steel extractor fan, space for freestanding fridge/freezer, inset downlighting.

FIRST FLOOR

Fitted carpet, AIRING CUPBOARD with slatted shelving and light, loft access via hatch with ladder and light. BEDROOM 1 with window to front elevation, fitted carpet, space for wardrobes. BEDROOM 2 with window to rear, fitted carpet. BEDROOM 3 with window to rear, fitted carpet – currently used as HOME OFFICE. BATHROOM with a white suite comprising panelled bath with mixer tap and shower attachment over, dual flush WC, pedestal wash basin, partly tiled walls, wood effect vinyl flooring, shaver point, extractor fan, inset downlighting.

OUTSIDE

Brick paved driveway, ample on-street parking around the neighbouring children's play park. Attached SINGLE GARAGE with up-and-over door and power and light with storage in eaves. Additional door leading to REAR GARDEN. Side gate leading into GARDEN with paved path and TERRACE, level lawn, small DECKED AREA, raised borders with reclaimed railway sleepers stocked with mature plants and shrubs, outside light and cold water tap.

SERVICES

All mains services connected, gas fired central heating with a combination boiler.

According to Ofcom, Ultrafast broadband is available at the property and there is the likelihood of coverage from several mobile phone networks. For more information please see the Ofcom website: <https://checker.ofcom.org.uk/>

SPECIAL NOTE

In accordance with the 1979 Estate Agents Act, Section 21, a declaration is made that one of the vendors is related to an employee of Stags Estate Agents.

LETTINGS

If you are considering investing in a Buy To Let or letting another property, and require advice on current rents, yields or general lettings information to ensure you comply, then please contact a member of our lettings team on 01271 322837 or rentals.northdevon@stags.co.uk.

DIRECTIONS

What3Words: [///tripods.polo.maps](https://www.what3words.com/#!/~///tripods.polo.maps)

From Barnstaple, take the A377 towards Exeter, passing through Bishops Tawton and Chapelton. After Chapelton Sawmill take the first right signed Atherington and High Bickington. From Atherington proceed straight on at the staggered crossroads, taking the B3217 towards High Bickington. On entering the village take the left hand turn into Fountain Fields and then the immediate right, continue straight, passing the play park, where the property can be found on the left hand side.



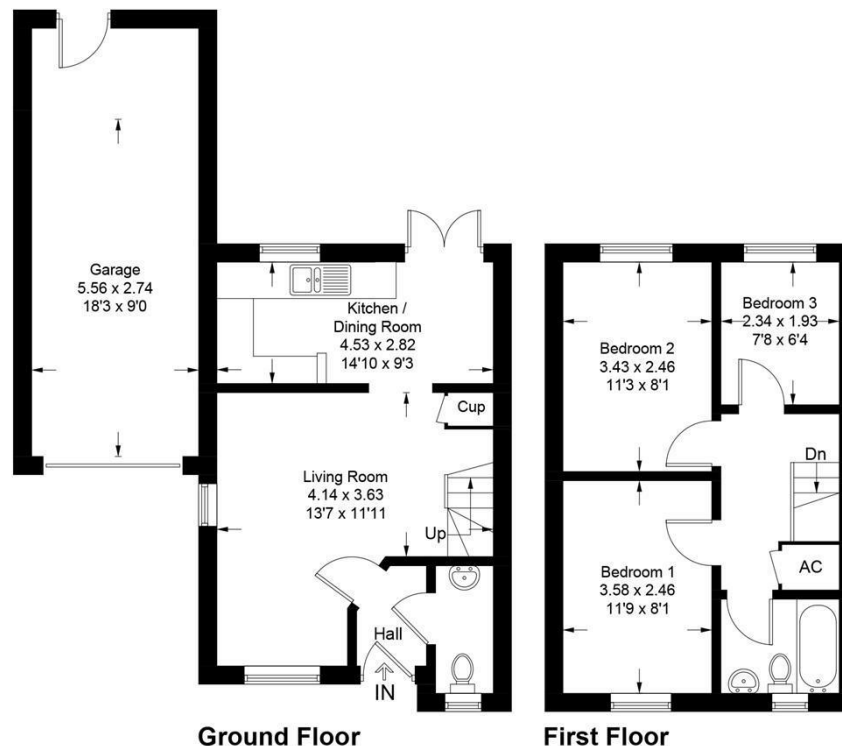


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1149731)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		87
(61-81) B		
(49-60) C	73	
(34-48) D		
(29-33) E		
(21-28) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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