



**38 Babbages, Barnstaple, EX31 2LW**  
**Asking Price £220,000**

NO ONWARD CHAIN. Well-presented three-bedroom mid-terrace home located in the popular village of Bickington on the outskirts of Barnstaple. The property offers a characterful lounge with open fire, a spacious kitchen/dining room, three bedrooms and a modern family bathroom. Outside benefits include a garage, off-road parking and additional parking to the rear, along with pleasant countryside views. Conveniently positioned close to local shops, bus routes, the town centre, college and hospital.

## Description

This well-presented three-bedroom mid-terrace home is pleasantly situated in the popular village of Bickington on the outskirts of Barnstaple. The property enjoys a convenient position close to local shops and a regular bus route providing easy access to the town centre, North Devon College and North Devon District Hospital.

The accommodation is arranged over two floors and offers light-filled, well-proportioned living space throughout. Entry is via a double-glazed front door with glazed side panel into a welcoming entrance hall, featuring grey laminate flooring, a radiator, and stairs rising to the first floor. Doors lead through to the principal ground-floor rooms.

To the front of the property is a comfortable and characterful lounge, enhanced by a large double-glazed window allowing plenty of natural light. Period features include decorative cornicing and a ceiling rose, while the Victorian-style cast iron fireplace houses an open fire with a working chimney that has been recently used, creating a warm and inviting focal point. The room also benefits from grey laminate flooring, partial wall panelling and a radiator.

To the rear is a spacious and bright kitchen/dining room, ideal for family living and entertaining. The kitchen is fitted with a range of white gloss, farmhouse-style base and wall units, some with glass display fronts, complemented by sparkle granite-effect work surfaces. Integrated appliances include a built-in electric hob with fan-assisted oven beneath and an extractor hood above, along with a white enamel bowl-and-half sink and tiled splashback.

Grey laminate flooring continues throughout the room, which also benefits from plumbing for both a washing machine and dishwasher. A double-glazed door provides direct access to the rear garden, while the dining area enjoys a large double-glazed window overlooking the paved garden, creating an excellent space for everyday dining.

On the first floor, the carpeted landing benefits from a large airing cupboard housing the gas central heating and hot water boiler. Access is provided to the part-boarded and insulated loft, which also benefits from power.

The principal bedroom is a generous double with large double-glazed windows to the front elevation, attractive partial wall panelling, radiator and carpeted flooring. Bedroom two is also a well-proportioned double and enjoys open views across surrounding farmland and countryside via a large double-glazed rear window, along with partial wall

panelling, radiator and carpet. Bedroom three is a good-sized single room with a double-glazed window to the front elevation, built-in storage cupboard, radiator and carpeted flooring.

The family bathroom is fitted with a white suite comprising a bath with Bristan electric shower over, tiled surround and glass shower screen, along with a white WC and wash hand basin set into a vanity unit. Further features include timber-effect laminate flooring and a large double-glazed opaque window to the rear elevation, providing both light and privacy.

The property benefits from large windows to both the front and rear elevations, allowing natural light to flood the rooms and offering pleasant views to the rear over open countryside. Additional benefits include recently replaced gutters and fascia boards, along with gas-fired central heating and hot water supplied by an Ideal boiler.

Externally, the front garden is mainly paved for ease of maintenance and enhanced by mature shrubs and planting. The rear garden is also predominantly paved and provides access to a garage and a hardstanding offering off-road parking for one vehicle. A rear gate leads to a service lane behind the property, where additional parking is available.

Overall, this property represents an excellent opportunity to acquire a well-maintained home combining character features with modern practicality, set in a convenient yet semi-rural position and ideally suited to a wide range of buyers including first-time purchasers, families and investors alike.

## Information

Age - 90s

Tenure - Freehold

Heating - Mains Gas Central Heating

Drainage - Mains

Windows - UPVC double glazing throughout

Council Tax - Tax band b

EPC Rating - C

Seller's position -No onward chain

## Lettings

Taking the above into account, our Lettings & Property Management Department advises that an achievable gross monthly rental income is likely to fall within the region of £1000pcm, subject to any required works and compliance with legal obligations (accurate as of January 2026). This figure is intended as a general guide only and should not be used for mortgage or financial planning purposes. Rental values are subject to change, and a formal valuation will be necessary to provide an accurate market appraisal.

## 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 or be historic. 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.

## Floor Plan

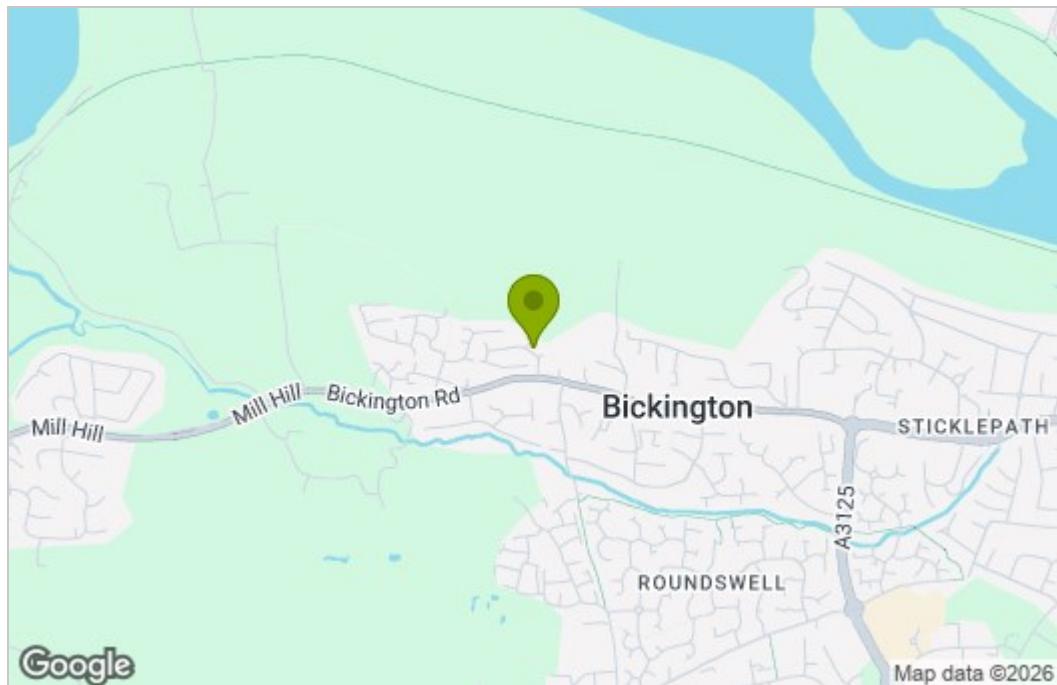
### Babbages, Bickington, Barnstaple, EX31

Approximate Area = 887 sq ft / 82.4 sq m  
 Garage = 148 sq ft / 13.7 sq m  
 Total = 1035 sq ft / 96.1 sq m  
 For identification only - Not to scale

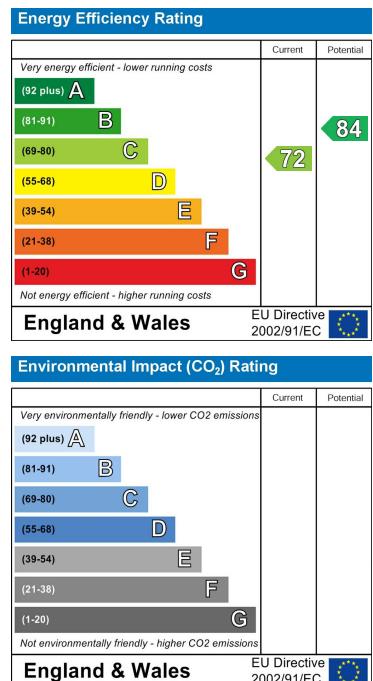


 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Springfield (Uk) Ltd (Collyers Properties). REF: 1394576

## Area Map



## Energy Efficiency Graph



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 this firms employment has the authority to make or give any representation or warranty in respect of the property.