



Oak Tree House

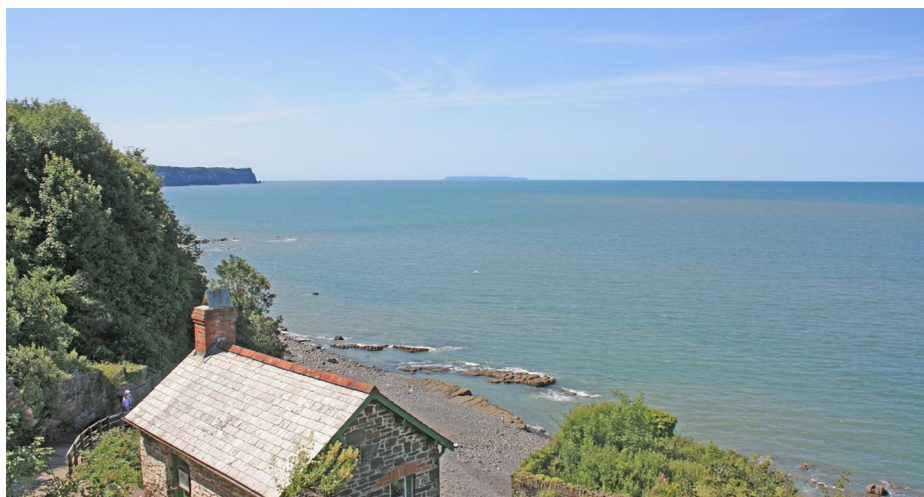


Bucks Mills 4 miles, Woolsery 4.6 miles,
Bideford 7 miles, Westward Ho!/Beach 8
miles, Barnstaple 17 miles

Nearing completion - A detached four-bedroom property with accommodation set over three storeys, off-road parking, garden and wonderful countryside views.

- Brand New
- Great Views
- Energy efficient
- 4 Bedrooms
- 3 Bathrooms
- Detached
- Parking
- Gardens
- Village setting
- Freehold

Guide Price £380,000



DESCRIPTION

Nearing completion- A detached four-bedroom property with accommodation set over three storeys, off-road parking, garden and wonderful countryside views.

Accommodation is around 118 square meters and will comprise;
Ground floor- Entrance hall with WC, family living room and open plan kitchen/diner with doors leading to the garden
1st floor- 2 Double bedrooms with one offering an en-suite bathroom, single bedroom/study and family bathroom
2nd floor- Spacious principle bedroom suite with walk in wardrobe and shower en-suite

Set within a secluded and quiet village location surrounded by beautiful countryside yet is within a short drive of the rugged North Devon Coastline. The Penhaven Development consists of 28 high specification properties ranging from 1 – 5 bedroomed homes.

Please contact the office for more information and discuss the possibility of early reservations.

SPECIFICATION

General Features

- Architects Warranty
- Energy efficient Air Source Heat pump heating, hot water and underfloor heating ** on selected plots
- UPVC double glazed windows
- Multi-point security to all windows and doors
- Composite front doors

External Features

- Stone patios
- External lighting
- Turf to front and rear gardens
- Landscaped and planted front gardens ** selected plots
- 1.8m high fencing to perimeter of rear garden

Internal Features

- Oak veneer doors
- Oak stair parts ** on selected plots
- Mains smoke detectors and heat detectors
- Full Fibre BT point
- TV point to Lounge and Master bedroom
- Off white paint to walls and white ceilings

- Satinwood painted woodwork throughout
- Kitchen
- Choice of high-quality kitchen doors ** depending on build stage
- High quality worktops
- Premium integrated appliances
- LED lighting

SITUATION

Parkham is what you would describe as a traditional Devon village with a primary school, community hall, butchers, places of worship and the village pub.

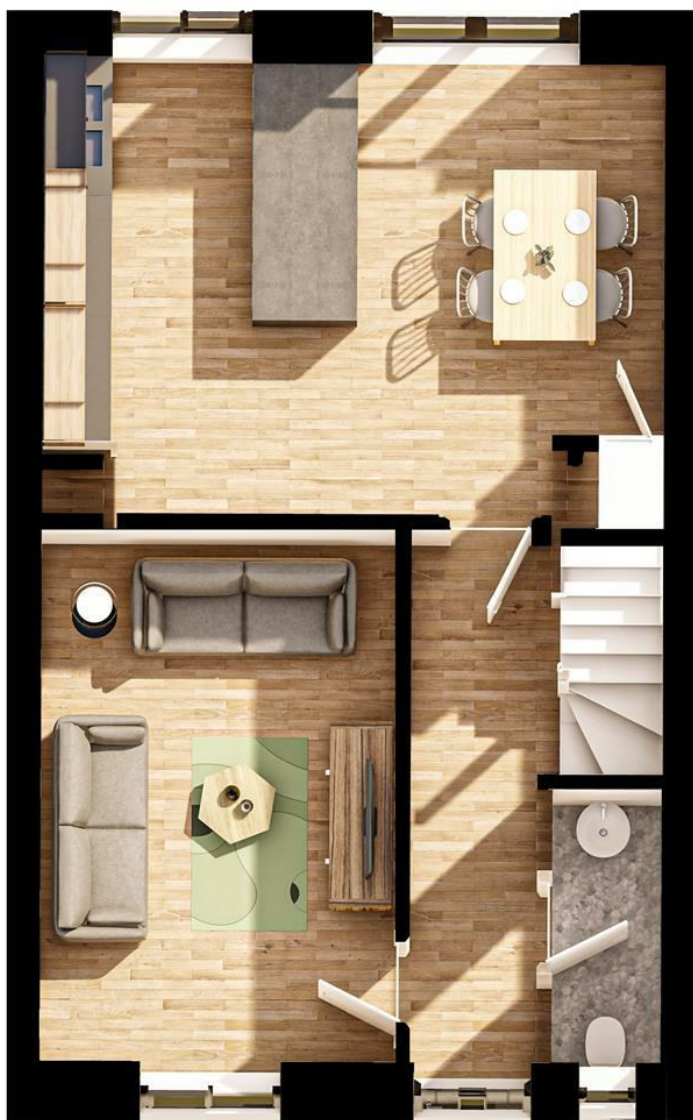
The rugged North Devon coastline at Bucks Mills is approximately 4 miles away and has a pebbled beach and the South West coastal path, offering superb coastal walks with stunning vistas. Further amenities and attractions can be found in Bucks Cross and Peppercombe around 3 miles away and the famous heritage village of Clovelly approximately 7.5 miles away.

For any keen surfers, the safe and sandy beach of Westward Ho! is within an easy driving distance, with its famous Pebble Ridge and adjoining Golf course and the Northam Burrows.

The port and market town of Bideford is approximately 7 miles away offering a wider range of facilities including various shops, butchers, banks, bakeries, pubs, restaurants, cafes and schooling for all ages (public and private). There are also 5 supermarkets, shopping outlet and retail complex with a range of popular brands.

The regional centre of Barnstaple is approximately 17 miles and offers the areas main business, shopping and commercial venues. There are also good transport connections via Barnstaple Train Station to Tiverton and the A361 link road connecting to Junction 27/M5 motorway.





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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