



Bickington,



# Bickington,

, Barnstaple, Devon EX31 2FF

Local amenities close by. Barnstaple 2 miles, Instow 6 miles, Bideford 9 miles

**A 5 bedroom (2 en-suite) detached house with double integral garage and driveway parking for 4 vehicles.**

- Entrance Hall, Study
- Kitchen/Dining Room
- 18'3 Living Room
- Utility Room, Cloakroom WC
- New Garden Studio
- 159 SQM / 1711 SQFT
- 4 Car Driveway
- Integral Double Garage
- Freehold
- Council Tax Band E

**Guide Price £485,000**

## SITUATION AND AMENITIES

The property is on the second phase of the Wain Homes development completed in 2021. Bickington offers an excellent range of local amenities including bus services, shop, post office and public house. The nearby village of Fremington is a very popular area and benefits from a fantastic selection of amenities which include a primary school, church, choice of public houses, Chinese restaurant, fish and chip shop, small supermarket/post office, hair dressers, doctor's surgery & dentist. Nearby Fremington Quay is a favoured rest point to take in the view over water towards Saunton Sands and located on the Tarka Trail.

The property is located 3 miles away from the highly desirable coastal village of Instow with popular sandy beach and the North Devon yacht club. The port and market town of Bideford is about 3 ½ miles and offers a wider range of amenities, the sandy beach of Westward Ho! is a further few miles away and backs on to the Northam Burrows country park and Royal North Devon Golf Club. There is also access to the South West Coastal footpath which offers superb coastal walks and stunning vistas of the rugged coastline. The Regional centre of Barnstaple is about 3 miles and offers all the area's main business, commercial, leisure and shopping venues. From Barnstaple there is access to the North Devon Link Road which, eventually leads through to Junction 27 of the M5 Motorway in about 45 minutes. There is also access there to Tiverton parkway where London can be reached in just over 2 hours.



## DESCRIPTION

A beautifully presented detached home built in 2019 by Wain Homes and presents part rendered and slate hung elevations with double glazed windows, beneath a tiled roof.

The Cavendish design comprises of five bedroom [main bedroom with large en-suite bathroom & second bedroom with en-suite], kitchen/diner, study, cloakroom wc, utility, and benefits from many upgrades, including; Moduleo LTV flooring, composite kitchen worktops, induction 5 point hob, tiled and painted garage, 4 car driveway, newly installed garden studio/home office with power and light, low maintenance, landscaped garden with space for hot tub potentially (available subject to negotiation), artificial lawn, solar PV system (not including batteries).

This is certainly a property that needs to be viewed internally to be fully appreciated. The property is situated in a quiet close with easy access to the Tarka Trail and local amenities at Bickington and Fremington.

## SPECIAL NOTE

There is a Communal Annual Maintenance charge of £160 per annum

## SERVICES

All mains services connected, gas fired central heating. Bioethanol fuelled living room fire.



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.



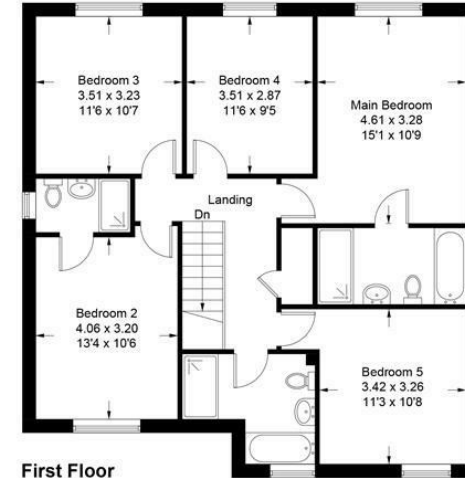
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		84	92
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

30 Boutport Street, Barnstaple,  
Devon, EX31 1RP

barnstaple@stags.co.uk

01271 322833

Approximate Gross Internal Area = 184.6 sq m / 1987 sq ft  
(Including Garage)



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID988349)