



59, Sea King Close



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Bickington, Barnstaple, Devon EX31 2BR

Local amenities close by. Barnstaple 2 miles, Instow 4 miles, Bideford 7 miles

A detached house with 4 bedrooms (2 en-suite), 2 car driveway and single garage. No Onward Chain.

- Entrance Hall/Cloakroom WC
- Utility Room
- 2 Car Driveway & Single Garage
- Close to the Tarka Trail & Regular Bus Service
- Council Tax Band E
- Kitchen/Dining Room
- Gas Fired Central Heating & Double Glazing
- 4 Bedrooms/ 2 En-suites
- No Onward Chain
- Freehold

Guide Price £425,000

SITUATION AND AMENITIES

A modern development completed in 2021 with nearby access to the Tarka Trail and regular bus service. Bickington offers a range of local amenities including local 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 etc. 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 4 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 7 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 a regular train service between Barnstaple and Exeter and 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 detached home built in 2017 by Wain Homes which presents rendered elevations with double glazed windows, beneath a tiled roof.

The Shakespeare design is a 4 bedroom detached house with the accommodation over two floors, the layout on the ground floor briefly consists; Entrance hall, cloakroom wc, sitting room with bay window, kitchen/dining room with integrated appliances and separate utility room. On the first floor there are 4 good sized bedrooms, 2 with en-suites and a family sized bathroom. Outside there is a 2 car driveway and a single garage, level lawns to the the front and rear with gated side access, enclosed rear garden with paved terrace and sun deck.

GROUND FLOOR

ENTRANCE HALL with stairs off to first floor (described later), entrance matting and LVT flooring continuing into kitchen, understairs cupboard. CLOAKROOM WC opaque window to front, partly tiled walls, tiled floor, corner hand wash basin with mixer tap, dual flush WC. SITTING ROOM with bay window to front elevation, fitted carpets. KITCHEN/DINING ROOM with windows overlooking garden and French doors leading out to sun terrace, shaker style matching wall and base units with integrated 70/30 fridge freezer, double electric oven and grill, four point gas hob with stainless steel splashback and extractor fan, dishwasher, central island with cupboards, drawers and breakfast bar, roll top work surface with inset 1 ½ sink and drainer with mixer tap, inset downlighting, space for dining room table. UTILITY ROOM with door leading to garden, cupboard housing boiler, matching units to kitchen, stainless steel sink and drainer, space for white goods, built-in washing machine.

FIRST FLOOR

LANDING loft access via hatch, cupboard housing pressurised hot water cylinder, fitted carpets continuing through all four bedrooms. BEDROOM 1 window to front elevation, built-in wardrobes with sliding doors. EN-SUITE SHOWER ROOM with opaque window to side, tiled floor, partly tiled walls, pedestal wash basin with mixer tap, dual flush WC, inset downlighting, extractor fan. BEDROOM 2 window to front elevation, built-in wardrobes with sliding doors. EN-SUITE with opaque window to front, pedestal wash basin, dual flush WC. BEDROOM 3 window to rear overlooking garden and surrounding countryside. BEDROOM 4 window to rear overlooking garden and surrounding countryside. BATHROOM opaque window to rear, four piece suite comprising panelled bath with mixer tap and shower attachment, tiled shower with glazed sliding doors, pedestal hand wash basin with mixer tap, dual flush WC, tiled floor, partly tiled walls, heated towel rail, shaver point, inset downlighting and extractor fan.

OUTSIDE

At the front of the property is a two car driveway, SINGLE GARAGE, level lawn which extends round to the side and low level hedge. Gated access from driveway with paved pathway leading to REAR TERRACE and level lawn. FURTHER DECKED SUN TERRACE. Outside lighting and cold water tap.

SERVICES

All mains services connected, gas fired central heating. According to Ofcom ultrafast broadband is available at the property and mobile signal may be limited. For more information please see the Ofcom website: [checker.ofcom.org.uk](https://www.ofcom.gov.uk/checker)

COMMUNAL FEE

There is an annual maintenance charge for the upkeep of the communal areas and playpark, the cost for 2024/2025 is £138.00 per annum.

DIRECTIONS

From Barnstaple continue over the Old Bridge and up the new Sticklepath Hill. Continue over the roundabout at the top and continue to the next roundabout at The Cedars, continue straight across signposted Bickington / Fremington. Continue through the village of Bickington and take the right hand turning into Mead Park. Follow this road turning left into Sea King Close, the property can be found on the right hand side with a 'for sale' board clearly visible.

WHAT3WORDS///down.consented.intro

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.



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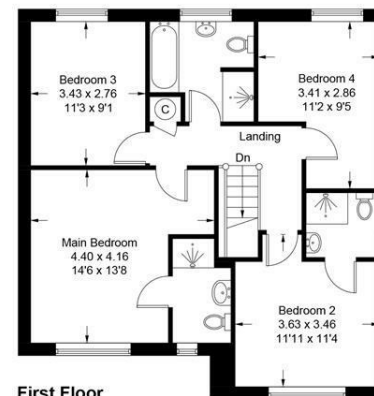
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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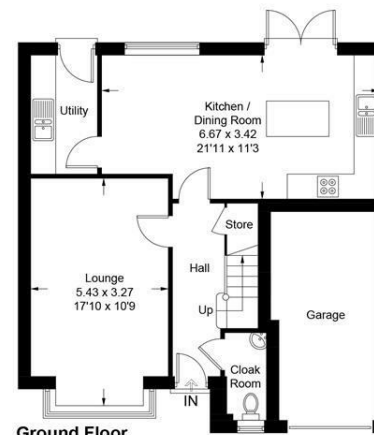
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Approximate Gross Internal Area = 123.1 sq m / 1325 sq ft
(Excluding Garage)



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1125614)



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