



7, Sealey Court







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Roborough, Winkleigh, Devon, EX19 8AJ

Close to village centre. Barnstaple 25 Minutes

A modern 4/5 bedroom detached house on a small development in a popular village location.

- 4 Bedrooms plus a Study
- 2 En-suite Shower Rooms & Main Bathroom with Shower
- Kitchen/Diner/Family Room with Bi-fold doors to the garden
- 2 Car Driveway and Garage
- Walking distance to village pub
- Private Rear Garden
- Air Source Heat Pump
- 5.46kw Solar Panels and Batteries
- Council Tax Band E
- Freehold

Guide Price £500,000

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SITUATION AND AMENITIES

Situated in a small cul-de-sac of only 9 properties and central to Roborough village and within a short walk to the pub. The village has a good community spirit, active village hall, Church, tennis courts and play park. The village is surrounded by undulating countryside with lovely walks nearby. The closest town is Torrington about 5 miles away and offers a range of shopping facilities as well as supermarkets, primary and secondary schools and the Plough Arts Centre and cinema. On the outskirts of Torrington is the RHS garden at Rosemoor also easily accessible are the twin National Parks of Exmoor and Dartmoor as well as, the rugged North Devon coast line. Okehampton is about 30 minutes by car and offers a Waitrose supermarket. The town of Bideford is about 13 miles also offers a wide range of amenities including various restaurants, cafes, places of worship, schooling for all ages (public and private) and 5 supermarkets. There is also access to the Tarka Trail close by, which affords superb walks and cycle rides that extend beyond Torrington and Barnstaple which is North Devon's Regional centre and is about 12 miles, and houses the area's main business, commercial, entertainment and shopping venues as well as district hospital. At Barnstaple there is access to the A361 North Devon Link Road, which leads through to Junction 27 of the M5 Motorway as well as, Tiverton Parkway Station offering a fast service of trains to London Paddington in just over 2 hours. Exeter is about 50 minutes by car.

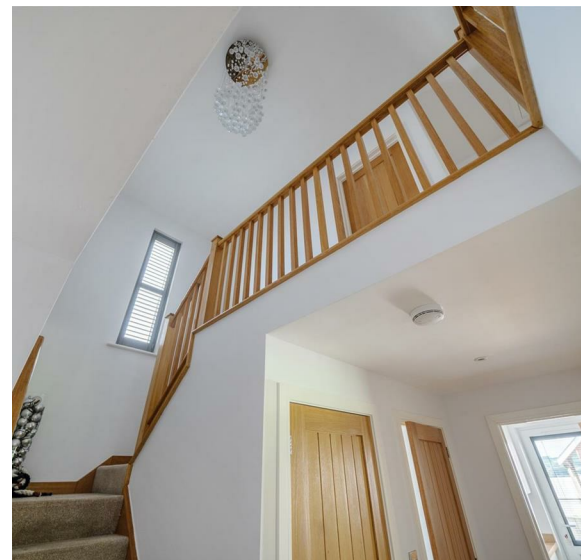
DESCRIPTION

A two storey detached house built circa. 2018 by Mazzard Homes and benefits from the remainder of a 10 year warranty. The property measures approximately 160 SQM / 1722 SQFT, the layout on the ground floor briefly consists; Entrance hall, cloakroom wc, study/bedroom 5, kitchen/dining/family room with some integrated appliances, separate utility room and living room. On the first floor there are 4 bedrooms, 2 en-suite and a separate bathroom. Outside there is a brick paved driveway with parking for 2 cars and a single garage. At the rear is a private and level enclosed rear garden.

The layout and accommodation with approximate dimensions is more clearly identified by the accompanying floor plan.

GROUND FLOOR

ENTRANCE HALL with LVT oak effect flooring, inset downlighting, built-in cupboard with storage shelving and light. CLOAKROOM WC with inset downlighting, frosted window to front, continuation of LVT flooring, dual flush WC, vanity hand wash basin with mixer tap, extractor fan, understairs cupboard housing battery and inverter for solar panels. Door off to UTILITY ROOM with door to side of the property, LVT flooring, window to front, stainless steel sink and drainer with mixer tap and shaker style wall and base units, inset downlighting, space for white goods, extractor fan. KITCHEN/DINER with bi-fold doors leading up to garden, LVT flooring, matching wall and base units, shaker style, 1 ½ ceramic sink and drainer with mixer tap, oak worktops, integrated dishwasher, 70/30 fridge freezer, space for range style cooker, stainless steel cooker hood and splashback, central island and breakfast bar which is movable, space for 8 seater dining table, inset downlighting. LIVING ROOM with French doors leading to garden, fitted carpet, inset downlighting. STUDY/BEDROOM 5 dual aspect room with windows to front and side, fitted carpets, inset downlighting.





FIRST FLOOR

Carpeted stairs to LANDING central window with window shutters, loft access via hatch, airing cupboard housing hot water pressurised cylinder and slatted shelving, further window. BEDROOM 1 window overlooking rear garden, built-in furniture, inset downlighting, fitted carpets. EN-SUITE with windows to front and side with frosted glazing, vanity hand wash basin with mixer tap, dual flush WC, tiled shower with sliding glazed doors, tiled floor, heated towel rail, inset downlighting, extractor, shaver point. BEDROOM 2 overlooking rear garden, fitted carpet, inset downlighting, EN-SUITE with tiled shower with glazed concertina door, pedestal wash basin with mixer tap, mirror above, shaver point, dual flush WC, heated towel rail, inset downlighting, extractor fan, tiled floor. BEDROOM 3 window to front with views across neighbouring fields, fitted carpets, inset downlighting. BEDROOM 4 window to rear, currently used as dressing room with built-in wardrobes with sliding doors, shelving and hanging rails, fitted carpets. BATHROOM opaque window to side, white suite with panelled bath, mixer tap, tiled surround, shower over, dual flush WC, vanity hand wash basin with mixer tap, mirror, shaver point, heated towel rail, inset downlighting and extractor fan.

OUTSIDE

At the front of the property, brick paved driveway for two vehicles leading to GARAGE with barn style doors. Small lawn and slope leading up to covered entrance porch. Gated access at the side, cold water tap and external power supply. ENCLOSED PRIVATE REAR GARDEN with lawn and large level TERRACE. Door leading into GARAGE with inset downlighting and space for white goods, power and light connected, multiple power points and access to loft space (boarded). Also within the garden, is a TIKI STYLE BAR with available power, wood cladding and shingled roof.

SERVICES

Mains electric, water and drainage. Drainage is assisted by a pumping station, the maintenance of which will be funded by the residents of the close in a maintenance agreement of £200 per annum. Please note that the management company is yet to be set up to facilitate this.

Heating is via an air source heat pump which is supported by a 5.46kw solar system complete with an inverter and two batteries with a combined storage capacity of 5.76kw.

According to Ofcom, standard 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: checker.ofcom.org.uk

We understand the vendor is using airband as an internet provider and achieves a download speed of approximately 33mbps and an upload speed of 10 mbps. Check with the provider for further information.

DIRECTIONS

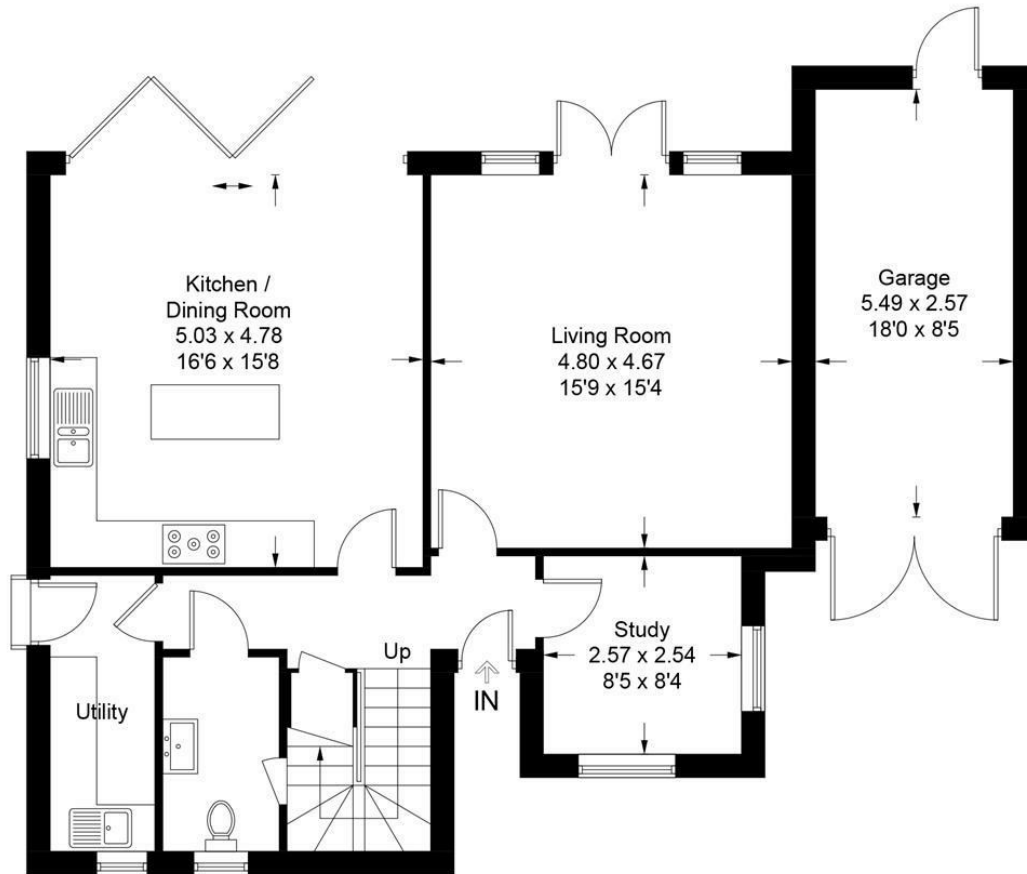
At the centre of the village with the New Inn pub on your left proceed up the lane signposted Rapson, the entrance to Sealey Court can be found on the right hand side approximately 100m up on the right hand side. The property can be identified by a numberplate.

WHAT3WORDS///adopters.debating.overture

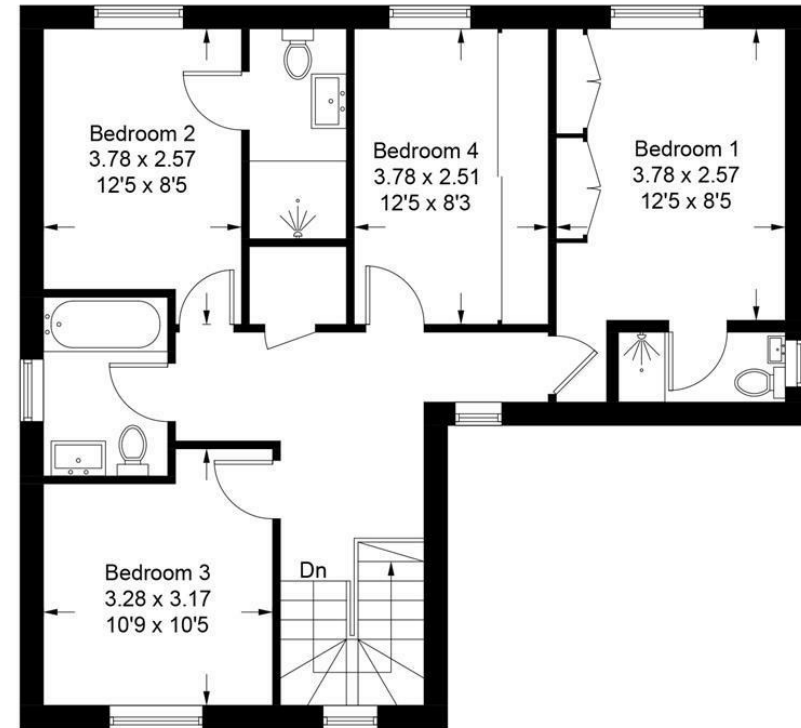
Approximate Gross Internal Area = 139.7 sq m / 1504 sq ft

Garage = 14.5 sq m / 156 sq ft

Total = 154.2 sq m / 1660 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1119738)



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			100
(92 plus) A		90	
(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	



