Franking House

Franking House, Newton Tracey, Barnstaple, North Devon, EX31 3PL

Village amenities walking distance. Barnstaple centre - 15 minutes. The coast at Instow - 15 minutes

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A brand new detached three bedroom house set on a select development in the heart of a favoured village close to Barnstaple, the Coast, the Link Road & Exmoor

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- Brand New Detached House
- Select Development of High Specification Properties
- Village Location
- Open Plan Kitchen/Dining/Living Room
- Study, Utility Room & Cloakroom
- Principal Bedroom with Ensuite
- 2 further Bedrooms & Family Bathroom
- Gardens & Garage
- Council Tax Band TBC
- Freehold

Guide Price £524,950

SITUATION & AMENITIES

The site is elevated and enjoys lovely Southerly views over open countryside. Newton Tracey offers public house/restaurant, church and regular bus services which run close by. The site is equidistant of Barnstaple, Bideford as well as Great Torrington. Bideford is located on the banks of the river Torridge and offers a wide range of amenities including supermarkets and schooling for all ages. Barnstaple is located on the banks of the rivers Taw and Yeo and as the Regional Centre, houses the area's main business, commercial, leisure and shopping venues. The nearest estuary/coastal village/beach is Instow about 20 minutes by car otherwise North Devon's famous sandy surfing beaches at Croyde, Putsborough, Saunton (also with Championship Golf Course) and Woolacombe are all about half an hour as is Exmoor National Park. The North Devon Link road is nearby and leads on to Jct.27 of the M5 as well as Tiverton Parkway where London Paddington can be reached by train in just over two hours. Closer to home and about 1 mile to the West is the well regarded village primary school at Lovacott.

DESCRIPTION

Franking House is a brand new detached three bedroom house constructed to a high specification set in a select development. The accommodation comprises: Entrance Hall, Cloakroom, Open Plan Kitchen/Dining/Living Room, Utility Room, Study, Principal Bedroom with ensuite and fitted wardrobe, 2 further Bedrooms - both with fitted wardrobes, Family Bathroom, Garage, Parking and Gardens.

The property benefits from double glazed windows, underfloor heating, air source heat pump central heating, and Builds Zone 10-year guarantee. Construction of all three is traditional, bespoke options are possible (subject to the juncture of build/cost implications). The access is to be tarmacked and the drives will be block paved. Gardens are to be landscaped, including terraces and lawns.

A full specification is available upon request from the selling agents.

SERVICES

Air source heat pump (underfloor heating)
Private drainage
Mains water
Mains electric
Solar panels with battery storage
Smart EV charging points

DIRECTIONS

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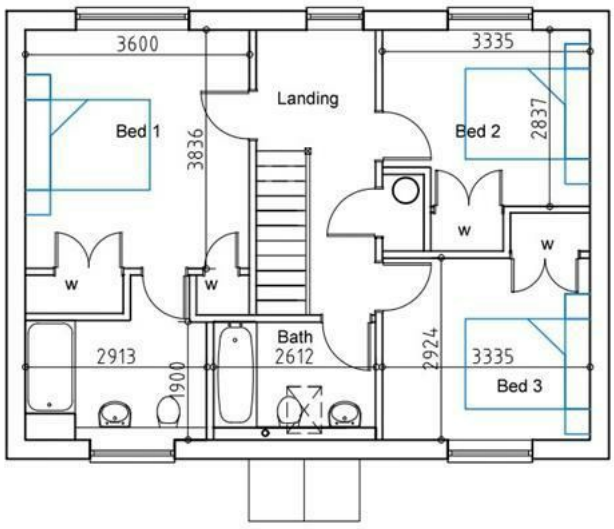
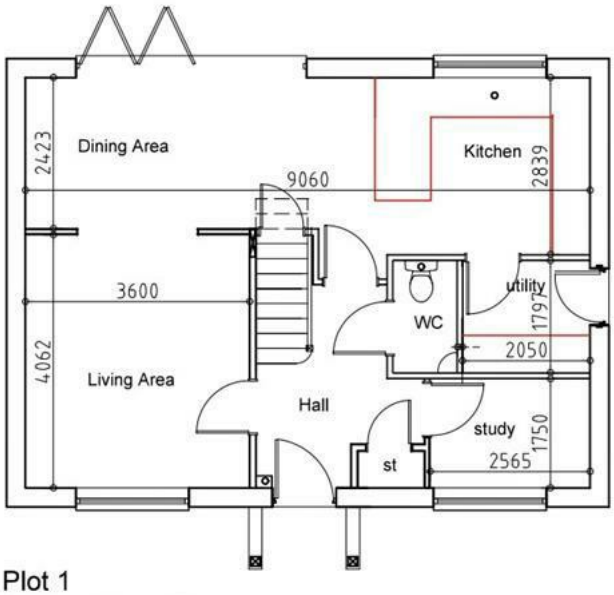
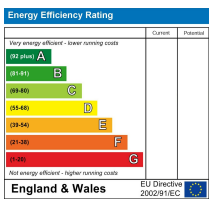


First Floor Plan



Plot 1
Ground Floor Plan
Total Area - 118m sq/1270sq ft

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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