4 Seaking Road, Fremington, Barnstaple, Devon, EX31 3GB

John Smale & Co.
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BRITISH PROPERTY AWARDS 2017
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The Property Ombudsman

4 Seaking Road, Fremington, Barnstaple, Devon, EX31 3GB

£420,000

Situated on a popular residential development in Fremington is this beautifully presented four bedroom detached house, offered for sale in 'turn key' show home condition. The property is two years old and therefore still has the remainder of its NHBC guarantee over the next 8 years. The property has quality flooring throughout as well as gas fired radiator central heating and UPVC double glazing. The decor is neutral which will appeal to anyones taste and with 3 reception rooms there is plenty of family space. The kitchen/dining/family area is large, open, bright and versatile. The main bedroom has an en suite shower room and the 3 other bedrooms are all doubles. All rooms to the front of the property have views over fields and the estuary. Across the road from the house is an area of communal garden which the property overlooks to the front.

The garden is enclosed and provides an excellent recreational space, whilst the garage and driveway provide off road parking for 3 vehicles.

The property is situated in the heart of Fremington, which offers facilities including church, school, post office and public house. Fremington Quay provides direct access to the Tarka trail. In fact there is an added benefit that further along Seaking Road there is a lane that takes you directly to the Tarka Trail and Fremington Quay. Other nearby villages include Northam with its Burrows Country Park offering many attractive walks and stunning vistas, Appledore, famous for its pretty winding streets and quayside overlooking the Estuary across to Instow, and Westward Ho! with its long sandy beaches and championship golf course. Approximately 4 miles distance is the port and market town of Bideford where a wide range of national and local shopping, banking and recreational facilities can be found and the bustling town of Barnstaple, approximately 6 miles distance, offers amenities including theatre, college and the acclaimed ‘Green Lanes’ shopping centre.

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Vacant with no ongoing chain
Cloakroom
Lounge
Dining Room
Study
Fitted kitchen with some appliances
Utility Room
Main bedroom with en suite
3 Further Bedrooms
Family Bathroom

Entrance Hall

2.26m x 3.40m (7' 5" x 11' 2")

Cloakroom/wc

0.84m x 1.65m (2' 9" x 5' 5")

Study

2.16m x 2.27m (7' 1" x 7' 5")

Lounge

3.69m x 6.20m (12' 1" x 20' 4")

Dining Room

2.54m x 3.24m (8' 4" x 10' 8")

Family/Breakfast Room

2.41m x 3.80m (7' 11" x 12' 6")

Kitchen

2.64m x 3.11m (8' 8" x 10' 2")

Utility Room

1.59m x 1.65m (5' 3" x 5' 5")

First Floor Landing

Main Bedroom

3.57m x 3.89m (11' 9" x 12' 9")

En Suite Shower Room

1.50m x 2.24m (4' 11" x 7' 4")

Bedroom 2

3.26m x 3.76m (10' 8" x 12' 4")

Bedroom 3

3.15m x 3.35m (10' 4" x 11' 0")

Bedroom 4

3.02m x 3.16m (9' 11" x 10' 4")

Family Bathroom

2.11m x 1.68m (6' 11" x 5' 6")

Outside

To the front of the property is a small walled garden, mainly laid to lawn. Stone pillar, tarmac driveway for 2 vehicles in front of the garage, pathway up to front door, side gate to the rear garden,

Garage

Single garage, with power and light.

Rear Garden

Medium sized garden, laid to lawn with a shingle area to the side. With many shrubs and plants. Outside power point and tap.

Property Facts

No chain above

Within 1/4 mile of local doctors and dentists surgeries

Half mile from local Primary School

3 miles from Park Secondary School

4 miles from the District Hospital

2 miles from the Leisure Centre

2 miles from the railway station

SERVICES

All Mains Services supplied.

Current Energy Efficiency Rating B. More information can be found at: https://find-energy-certificate.digital.communities.gov.uk/

DIRECTIONS

Directions: proceed up the hill in Fremington with Fremington Manor on your right. Turn right at the lights to the side of the church, follow this road right rouund until Barrack Road becomes Seaking Road. Number 4 is on the right clearly markrd with a For Sale board.

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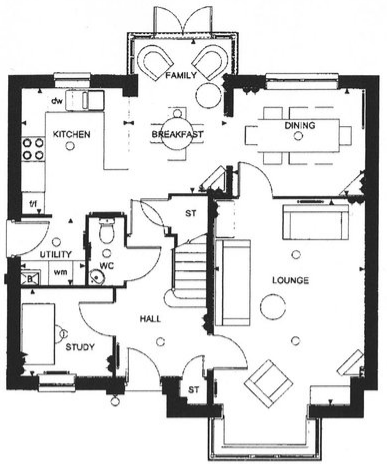
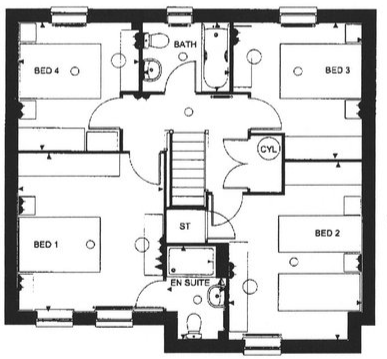


Ground Floor

Lounge	3700 x 5049mm
Kitchen	2640 x 3111mm
Breakfast/ Family	2412 x 3804mm
Dining room	3250 x 2652mm
Utility	1595 x 1655mm
Study	2276 x 2162mm

(Approximate dimensions)



First Floor

Bedroom 1	3574 x 3861mm
En suite	1451 x 2279mm
Bedroom 2	3252 x 4338mm
Bedroom 3	3164 x 3352mm
Bedroom 4	2964 x 3150mm
Bathroom	2137 x 1700mm

(Approximate dimensions)

KEY ○ Light fitting ◂ T.V. aerial socket ▬ Radiator CYL Cylinder

These particulars have been prepared for guidance only. We have not carried out a detailed survey, not tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that contents shown are incldued in the sale.