



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

John
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Chartered Surveyors | Residential & Commercial Consultants



BRITISH
PROPERTY
AWARDS

2017

GOLD WINNER

ESTATE AGENT
IN BARNSTAPLE



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

£450,000

This is a stunning detached family home, situated within arguably one of the best plots in Seaking Road. It enjoys fantastic views and a good deal of privacy, whilst giving direct access to the Tarka Trail with its fabulous walking and cycling routes. Built just over three years ago by Barratt Homes, originally called The Cambridge, it benefits from the remainder of the NHBC and offers all the modern day requirements and build quality you would expect from these renowned builders. Downstairs there is a spacious lounge leading to a separate dining room. The kitchen is open-plan with a breakfast/family area and French doors to the rear garden. Also to the ground floor there is a separate utility, WC and study/office room. To the first floor there are four double bedrooms with an ensuite to the main bedroom, as well as a stylish family bathroom. The property enjoys a corner plot position, with sweeping views, large enclosed garden laid mainly to lawn, double garage and private driveway parking for several vehicles.

The property is situated in the heart of Fremington, which offers facilities including church, school, post office, Fremington Quay with direct access to the Tarka trail and a public house. 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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Modern Detached Home In Prime Location
Well Presented Throughout
Three Reception Rooms
Four Double Bedrooms (One Ensuite)
Family Bathroom
Fitted Kitchen/Breakfast Room
Utility Room and Cloakroom
Study/Office
Double Garage & Driveway Parking For Several Cars
Large Enclosed Rear Garden
Fantastic Views
Easy Access To The Tarka Trail & Wonderful Countryside Walks



Entrance Hall

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

Cloakroom / W/C

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

Study/Office

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

Lounge

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

Dining Room

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

Breakfast/Family 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

Bedroom One

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

Ensuite Shower Room

1.49m x 2.23m (4' 11" x 7' 4")

Bedroom Two

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

Bedroom Three

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

Bedroom Four

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

Bathroom

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

Outside

To the front is a large private driveway offering parking for several vehicles, along with turning area. There is enough space on the drive to cater for a caravan or motorhome if required. There is also a large Double Garage 6.46M X 5.91M offering additional parking, or for other flexible use such as a home gymnasium. To the rear an enclosed garden laid mainly to lawn, with patio area and gated pathway leading to the parking area.

Property Facts

Vendors status. No onward chain.

Age of Property. 3 Years Old.

Size of Property. Approx. 1409 SQ FT.

Barnstaple. 2.7 Miles.

instow. 3 Miles.

Fremington Primary School. 0.4 Miles.

Nearest Secondary School. Park Community College.

Nearest Health Centre. Fremington.

SERVICES

Mains Connected. Gas, Electric & Water.

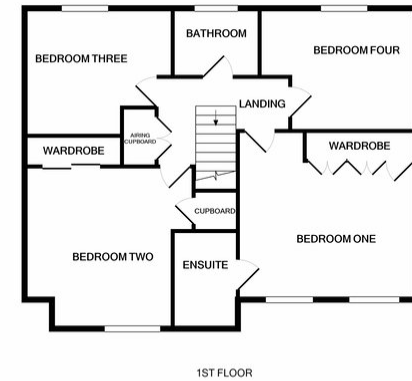
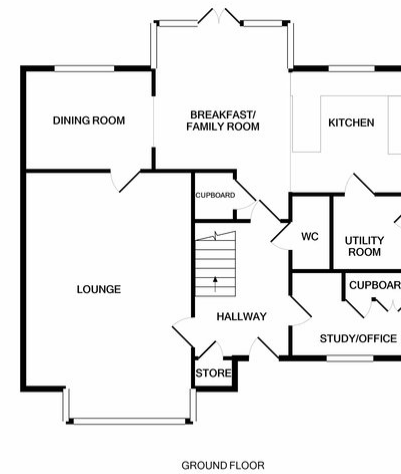
Council Tax Band. E.

DIRECTIONS

After entering the centre of Fremington, turn right after traffic lights and pass the Church car park on your right. Travel along Barracks Road into the estate and then turn into Company Road. Follow the road as it bends to your left. Continue along Seaking Road and the property will be found at the end of the road on your right hand side, with For Sale board clearly displayed.

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Advice,
Energy Performance Certificate's, Auctions and
New Homes.*





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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 included in the sale.



