



25, Penhill View



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Bickington, Barnstaple, EX31 2FF

Local amenities close by. Barnstaple - 2 miles. Instow - 4 miles.
Bideford - 9 miles

A well presented detached home set in a private position at the end of a no-through private road, with pleasant views over communal grounds & parks

- 3/4 Bedrooms
- End of private road
- Nice outlook
- Off road parking & garage
- Enclosed garden
- Within walking distance of Tarka Trail
- Freehold
- Council Tax Band D

Guide Price £425,000

SITUATION & AMENITIES

The property is located at the end of a private road within a popular development, overlooking communal grounds with glimpses of the estuary in the distance. Bickington offers an excellent range of local amenities including bus services, shop, post office, Tesco express 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, hairdressers and doctor's surgery. 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 3 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 3 ½ 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 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 chalet-style residence built circa 2019 set in a private position at the end of a no-through private road with pleasant views over communal grounds and parks. The property offers well presented accommodation, a South-facing private garden, off road parking and a single garage.

The entrance hall includes a WC and features laminate flooring that continues throughout the Ground Floor, leading to a bright living room with French doors opening to the garden, a modern kitchen fitted with units and integrated appliances - including oven, washing machine, dishwasher and gas hob - with additional French doors to the garden, and a versatile front-facing dining room that can also serve as a home office or fourth bedroom, a generous double bedroom with views to the front, benefitting from a built-in wardrobe and an ensuite shower room.

Upstairs is a family bathroom fitted with a bath and shower over, WC and sink, along with two further double bedrooms featuring Velux windows and views over the communal grounds, with river glimpses in the distance.

OUTSIDE

To the front, the property offers driveway parking for two vehicles and a detached single garage, along with a neatly planted garden area and seating that overlooks the open communal grounds. The rear garden is a good size, enclosed, South-facing, and features a patio terrace and a level lawn. Access to the side via side gate.

SERVICES

All mains connected.

Gas central heating.

We believe there is a service charge of £232.43 per annum to maintain the communal areas/playground etc.

10 Year NHBC warranty remaining.



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			
(92 plus)	A		94
(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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