

STAGS

16, Shieling Road

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Bickington, Barnstaple, Devon EX31 2LY

Close to bus services, new Tesco Express, other amenities, the Tarka Trail, Barnstaple, Bideford and Instow beach

A spacious & immaculately presented bungalow, set in a generous corner plot within a quiet cul-de-sac

- Generous corner plot
- Well presented accommodation
- 4 Bedrooms & 3 Bathrooms
- Wrap around gardens
- Driveway & Garage
- Cul-de-sac location
- Freehold
- Council tax band E

Guide Price £495,000

SITUATION & AMENITIES

Set within a cul-de-sac with the Tarka Trail and village within a level walk. Bus services pass nearby and local shopping amenities include a Post Office/store and Tesco store. Bickington is a village on the outskirts of Barnstaple, which as the regional centre offers the area's main business, commercial, leisure and shopping venues, as well as live theatre and district hospital. On the edge of the town and within a healthy walk is the Retail Park, where there are several supermarkets, as well as retail warehouses. The North Devon Link Road is easily accessible and leads on in about 45 minutes or so to Jct.27 of the M5 Motorway, and where Tiverton Parkway offers a fast service of trains to London Paddington in just over 2 hours. The coast at Instow, near Bideford, is 15 minutes by car. Alternatively, North Devon's famous surfing beaches at Croyde, Putsborough, Saunton (also with Championship Golf Course) and Woolacombe are about 30 minutes, as is Exmoor National Park. The area is well served by excellent state and private schools. The nearest international airports are at Bristol and Exeter.







DESCRIPTION

This detached and spacious bungalow has been thoughtfully extended and remodelled over the years, now offering immaculately presented accommodation throughout. Set on a generous corner plot within a quiet cul-de-sac, the property enjoys private wrap-around gardens, off-road parking and a garage. Its position places it within close proximity to the Tarka Trail, Fremington Quay, and a wide range of local amenities, making it an ideal blend of comfort, convenience and peaceful living.

ACCOMMODATION

The entrance hall is spacious and filled with natural light, providing access to all accommodation. At the front of the property is a generous double bedroom with its own ensuite, including a shower, WC and sink. A further double bedroom sits to the rear and is currently used as a dining room, though it could easily serve as an additional bedroom, especially as it also benefits from an attached ensuite with shower, WC and sink.

The kitchen–diner enjoys direct access to the garden via sliding doors and features a modern fitted kitchen with granite worktops and a comprehensive range of integrated appliances. These include two eye-level ovens, a microwave, induction hob with extractor, dishwasher, washing machine, fridge, freezer and a wine cooler, creating a highly practical and stylish cooking space.

The living room is a bright and comfortable space with windows to the front and French doors opening to the garden. A woodburner adds warmth and character, making it an inviting room for relaxation. Two further double bedrooms enjoy pleasant views over the garden, with the principal bedroom also benefitting from built-in wardrobes. Completing the accommodation is a well-appointed family bathroom with a built-in vanity unit with sink, WC and a shower enclosure.

OUTSIDE

The property enjoys well-presented, sunny wrap-around gardens, beautifully stocked with mature borders and offering a high degree of privacy thanks to its corner-plot position. A patio area provides an inviting space for seating, leading on to a large decked area and a brick-paved terrace. From here, there is easy access to both the garage and the driveway.

The driveway provides off road parking and leads to a single garage and workshop, fitted with an electric roller door. A pedestrian gate opens onto a pathway that leads to the front door, completing the practical and welcoming approach to the property.

SERVICES

All mains connected.
Gas central heating.

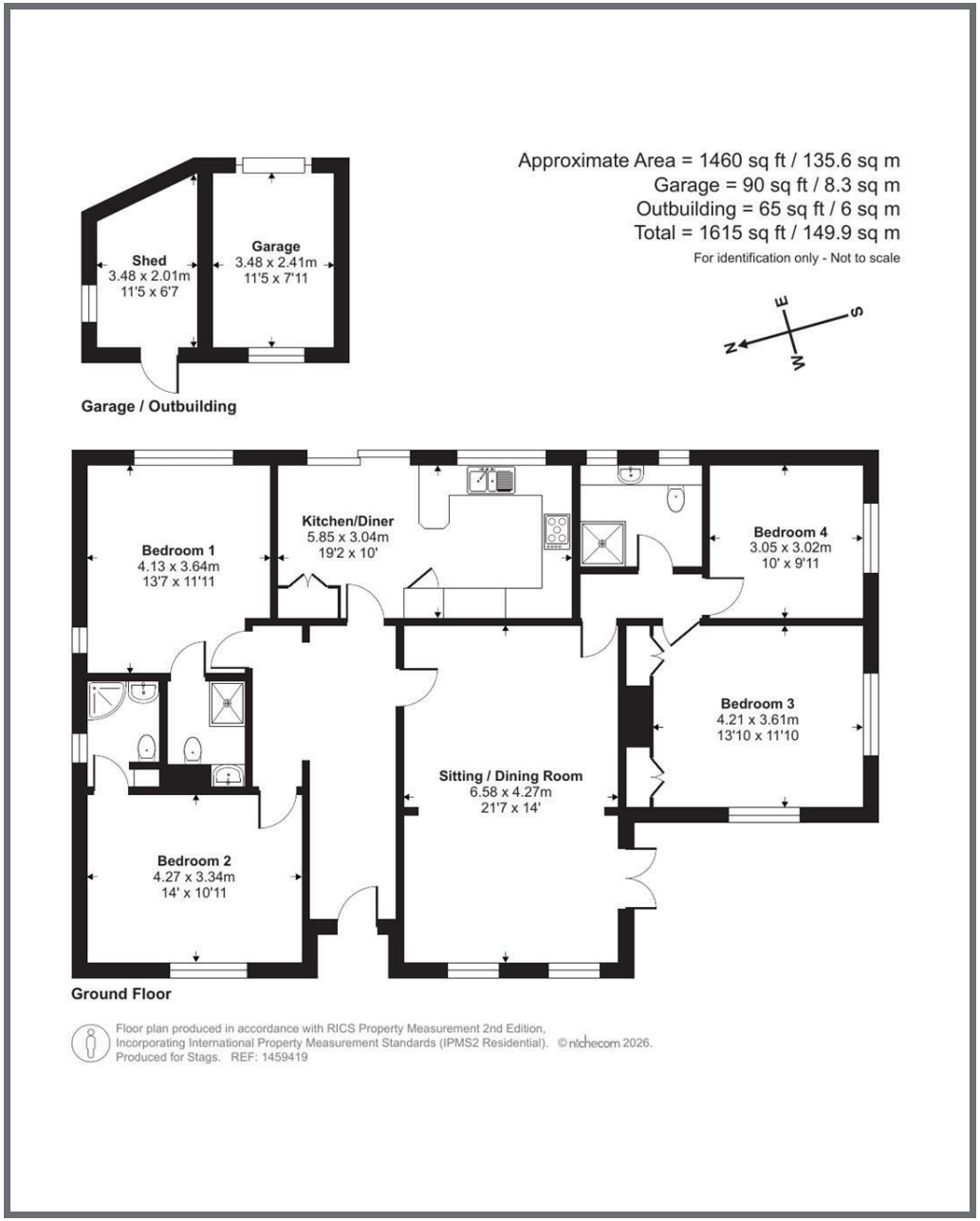


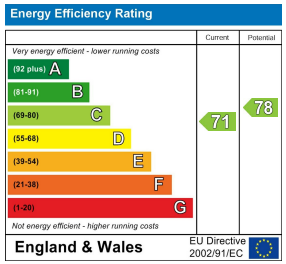




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30 Boutport Street, Barnstaple,
Devon, EX31 1RP

barnstaple@stags.co.uk

01271 322833