



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

38 Sea King Close  
Bickington  
Barnstaple  
Devon  
EX31 2BR

**Guide Price: £425,000 Freehold**



**Changing Lifestyles**

**01271 371 234**  
**barnstaple@bopproperty.com**



38 Sea King Close, Bickington, Barnstaple, Devon, EX31 2BR

A SPACIOUS DETACHED DORMER BUNGALOW OCCUPYING A QUIET, SOUGHT AFTER LOCATION



- 4 Bedrooms (1 En-suite)
- Spacious Lounge with doors opening onto the landscaped rear garden
- Modern Kitchen with direct garden access
  - Flexible Dining Room / fourth Bedroom
- Beautifully landscaped rear garden with patio, artificial lawn, raised flower beds, summerhouse & pond
- Single Garage & off-road parking



Changing Lifestyles

01271 371 234  
[barnstaple@bopproperty.com](mailto:barnstaple@bopproperty.com)

## Overview

**Set in a quiet and highly sought after area of Bickington, this attractive 4 Bedroom detached dormer bungalow offers versatile family living, a single garage, off-road parking, and is presented in excellent condition throughout.**

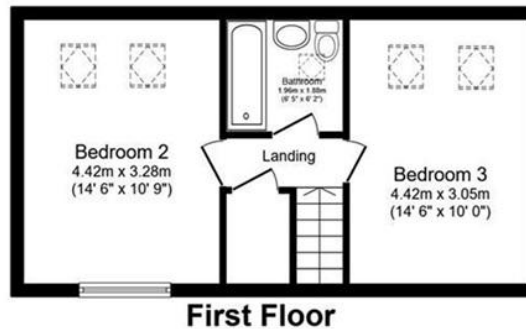
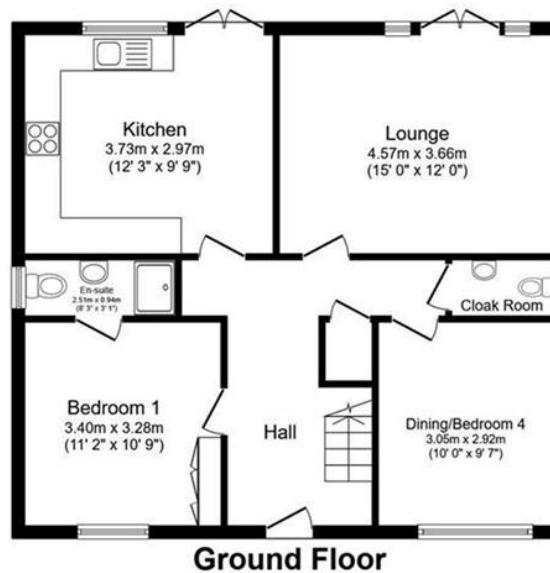
**Inside, the property is thoughtfully arranged and features a welcoming Entrance Hallway, a spacious Lounge with patio doors opening onto the landscaped rear garden, and a modern Kitchen with integrated appliances and direct garden access. A flexible Dining Room / optional fourth Bedroom and a ground floor Bedroom with En-suite Shower Room complete the practical accommodation on the ground floor, along with a handy Cloakroom and storage cupboard.**

**The first floor provides 2 double Bedrooms, both enjoying distant countryside views, alongside a well-appointed Family Bathroom.**

**Externally, the property enjoys a beautifully landscaped rear garden with a patio area ideal for outdoor dining, an artificial lawn, raised flower beds, a summerhouse, and a pond, all enclosed for privacy. The property also boasts a single garage with power and lighting, and off-road parking for 1 vehicle. A side pedestrian gate provides convenient garden access.**

## Council Tax Band

D - North Devon Council



Total floor area 109.7 sq.m. (1,180 sq.ft.) approx







38 Sea King Close, Bickington, Barnstaple, Devon, EX31 2BR



Changing Lifestyles

01271 371 234  
barnstaple@boproperty.com

38 Sea King Close, Bickington, Barnstaple, Devon, EX31 2BR



## Area Information

Bickington is a small village between Fremington and Barnstaple. The settlement is well-serviced by a variety of amenities including schools, churches, shops and a community hall. It is also close to the superstores in Roundswell. You have good access to the beautiful Tarka Trail and some great countryside walks.

Bickington is also within driving distance of the Atlantic Highway (A39) that is the main feeder route across the region leading to Wadebridge in Cornwall to the south-west and to the M5 by Tiverton in the east. A bus services provides access to North Devon's 'capital', Barnstaple. Bus users can also reach Westward Ho!, Bideford, Braunton, Appledore, Croyde, Okehampton, Great Torrington, Holsworthy and Ilfracombe.

## Directions

Directions to this property can be easily found by using What3words: <https://w3w.co/raven.earl.debt>

From our Bond Oxborough Phillips office on Boutport Street, proceed along the road towards the junction with Bear Street. Continue straight over at the lights and follow the road out of town in the direction of Sticklepath and Bickington. Remain on this road passing the college and continuing through Sticklepath.

Proceed along Bickington Road, passing local shops and residential areas. Continue for a short distance until reaching the main Bickington thoroughfare. After passing the turning for the Bickington car park on your left hand side, continue along the road for a little further. Take the next right hand turning into Sea King Close. Follow the close around, keeping left where it curves, and continue until you reach Number 38 which will be located on your left hand side.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50-£300 depending on the company and individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be available by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

Changing Lifestyles

01271 371 234  
[barnstaple@bopproperty.com](mailto:barnstaple@bopproperty.com)

# We are here to help you find and buy your new home...

105-106 Boutport Street

Barnstaple

Devon

EX31 1SY

Tel: 01271 371 234

Email: [barnstaple@bopproperty.com](mailto:barnstaple@bopproperty.com)

## Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01271 371 234 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

Please do not hesitate to contact  
the team at Bond Oxborough  
Phillips Sales & Lettings on

**01271 371 234**

for a free conveyancing quote and  
mortgage advice.

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

