



2 Company Road, Fremington

Offers in Excess Of £450,000

 4 Bedrooms

 2 Bathrooms

 EPC 84

- Popular Residential Area
- Stylishly Presented Throughout
- Delightful Outlook
- Idyllic Family Home
- Enclosed Level Garden
- Stones Throw from The Tarka Trail
- Open Plan Kitchen/Diner
- Garage and Off Road Parking
- Must See

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2 Company Road,

Fremington, EX31 3FZ

We are delighted to offer this attractive 4 bedroom detached home sat on one of the areas most sought after residential estates, just a stones throw from the Tarka Trail and the village centre. Immaculately presented throughout this home has to be seen to be appreciated. Offering 4 good size bedrooms on the first floor, with the master benefiting from en-suite and family bathroom. The ground floor enjoys a spacious lounge that leads through to the open plan, kitchen and dining area. Spacious home office and utility just off the kitchen.



GROUND FLOOR

ENTRANCE HALL Welcomes you into the property.

LOUNGE 16' 6" x 12' 1" (5.05m x 3.69m)

This generously proportioned room benefits from a large bay window that allows light to flood in.

DINING ROOM 10' 7" x 8' 8" (3.25m x 2.65m)

With delightful view out on to the rear garden, the open plan nature of the room with the kitchen/breakfast room make this a really sociable space.

KITCHEN/BREAKFAST ROOM 16' 7" x 10' 2" (5.07m x 3.10m)

Equipped with a range of matching floor and eye level units with integrated electric oven with gas hob and extractor over, integrated fridge freezer and dishwasher.

UTILITY ROOM 5' 9" x 5' 8" (1.76m x 1.75m)

Located just off the kitchen with a range of matching units with plumbing and under counter storage for white goods. Handy side access out onto the driveway.

STUDY 7' 5" x 7' 1" (2.27m x 2.17m)

With delightful view out onto the green.

CLOAKROOM 5' 4" x 2' 9" (1.65m x 0.84m)

Comprising WC and wash hand basin.

FIRST FLOOR

BEDROOM ONE 12' 7" x 11' 8" (3.86m x 3.56m)

Spacious double bedroom with south facing aspect and private en-suite shower room.

ENSUITE SHOWER ROOM Equipped with a modern white suite comprising a double shower, WC and wash hand basin.

BEDROOM TWO 14' 2" x 10' 8" (4.34m x 3.26m)

Good size double room with fitted cupboard and south facing aspect.

BEDROOM THREE 11' 0" x 10' 4" (3.36m x 3.16m)

Further double bedroom with view out onto the rear garden.

BEDROOM FOUR 10' 4" x 9' 10" (3.17m x 3.01m)

Currently utilised as a dressing room, however would make a charming bedroom with garden view.

BATHROOM 6' 11" x 5' 6" (2.11m x 1.70m)

Modern 3 piece suite comprising of a bath with shower over, WC and wash hand basin.

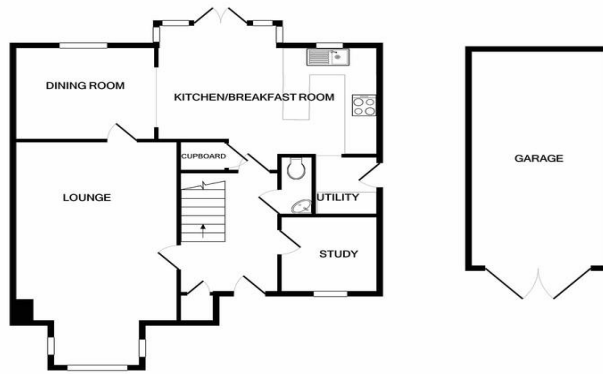
OUTSIDE To the front of the home is an attractive low maintenance garden area with decorative shrubs welcoming you up to the home. With tandem off road parking for multiple cars in front of the garage. The attractive private rear garden has been landscaped, offering a pond with waterfall, lawn, patio and decked areas, perfect for relaxing on those long summer afternoons.

GARAGE 19' 11" x 10' 5" (6.09m x 3.20m)

Equipped with electric and light and accessed via double doors.

VIEWINGS by appointment only through Morris and Bott, Grenville Wharf, 6a The Quay, Bideford, EX39 2HW. Tel: 01237 459998





GROUND FLOOR
APPROX. FLOOR
AREA 912 SQ.FT.
(84.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 659 SQ.FT.
(61.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1570 SQ.FT. (145.9 SQ.M.)
Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy performance certificate (EPC)

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

Local Authority: North Devon District Council, Civic Centre, Barnstaple, EX33 1EA. Tel: 01271 327711.

Council Tax: To Follow.

Services: All Mains Services Connected

Directions

From our office on Bideford Quay, proceed North towards Northam. At Heywood roundabout turn right signposted to Barnstaple and proceed over the Torridge Bridge and take the left-hand turn before the traffic lights to Instow. At the next roundabout turn Right and continue along the road without deviation through the village of Instow, Yelland and into Fremington. At the traffic lights adjacent to the arcade of shops and fish and chip shop, take the left hand turning just before the Church. This leads you onto the new development and Barracks Road. Take the first right hand turn onto Company Road, and Number 2 is the second home on your left.

IMPORTANT NOTICE - In accordance with the Property Misdescription Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the service, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, services charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. EPCs can be viewed in full via morrisonandbott.co.uk, as and when they are made available by the property owner.

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