



STAGS

2 Company Road

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Fremington, Barnstaple, EX31 3FZ

Village amenities & the Tarka Trail within walking distance.

- Hall, Cloakroom, Study
- Sitting Room, Dining Room
- Kitchen/Breakfast & Utility Areas
- 4 Bedrooms, 2 Bathrooms
- Garage/Workshop + Parking
- Double Glazed, Gas C.H.
- Landscaped Secluded Garden
- 7 Years Remaining on NHBC

Guide price £399,950

SITUATION AND AMENITIES

Fremington is a very popular North Devon village which benefits from a good selection of amenities which include a primary school, church, choice of public houses, Chinese restaurant, fish and chip shop, small supermarket/post office, hair dressers, doctor's surgery, dentist, nursing home, village hall, sports field and a very regular bus service connecting with Bideford and Barnstaple. Nearby Fremington Quay is a favoured rest point to take in the view over water towards Saunton Sands and located on the Tarka Trail, a popular footpath and cycle track extending around the estuary. The village is almost equidistant between the port and market town of Bideford and North Devon's Regional centre of Barnstaple. Both offer a good selection of shops and amenities, Barnstaple connects with the M5 Motorway via the A361 North Devon Link Road and is approximately an hour drive away as is Tiverton Parkway main line railway station where London Paddington can be reached in about 2 hours. The Regional airport is at Exeter, a little further afield is Bristol Airport. Sporting and recreational facilities are readily available in the area and the beaches of North Devon are very popular and easily accessible. Instow offers a beach and Yacht club, there are local golf courses at Saunton, Westward Ho! and Barnstaple.

DISCRPTION

Company Road is an attractive crescent shaped road overlooking a communal area of park like grounds to the front interspersed with some lovely mature trees on the fringe of the Waters Edge development quietly tucked away between Fremington Village Centre and Fremington Quay/the Taw Estuary. The site was originally an army camp hence the names of the roads which are all military orientated. This particular property was built by Barratt homes in 2015 and therefore benefits from the remainder of the existing 10year NHBC. The house presents elevations which are partly rendered, partly brick relived in stone with double glazing beneath a slate roof. Internally the accommodation is extremely well presented and complimented by the landscaped rear garden which is very attractive and enjoys a good deal of seclusion and privacy. The layout of the accommodation with approximate dimensions is more clearly identified on the



A very well presented 3 year old detached house in quiet, favoured development close to local amenities & the coast





accompanying floorplan but comprises.

GROUND FLOOR

There is polished tiled flooring throughout the ground floor with the exception of the sitting which is carpeted. FRONT DOOR leads to ENTRANCE HALL with BROOM CUPBOARD/FUSE CUPBOARD. CLOAKROOM with low level WC and pedestal wash hand basin. STUDY with window to front. SITTING ROOM with attractive bay window to front and TV point. DINING ROOM with open archway through to FAMILY ROOM/KITCHEN/BREAKFAST ROOM this versatile space boasts an atrium style window with French doors looking over the rear garden. There is ample room for a breakfast table or chairs and TV. A peninsular breakfast bar separates the kitchen area which is fitted in a white and black theme and incorporates 1 ½ bowl stainless steel sink unit, there are ample base and wall units, fitted appliances include Electrolux dishwasher, fridge/freezer, oven, four ring gas hob with extractor hood over. There is a deep cupboard under stairs and then an arch way leads to the UTILITY AREA with plumbing for washing machine (unit included) concealed Ideal Logic gas fired boiler for central heating and domestic hot water. Half glazed door to side driveway.

FIRST FLOOR

LANDING trap door to insulated loft space, double airing cupboard housing water cylinder. BEDROOM 1. ENSUITE SHOWER ROOM with tiled cubicle, pedestal wash hand basin, low level WC, mirror fronted medicine cabinet, shaver point, extractor fan, tiled flooring. BEDROOM 2 built in storage cupboard. BEDROOM 3. BEDROOM 4 (currently arranged as dressing room) the freestanding bedroom furniture in this room is available by separate negotiation if required. FAMILY BATHROOM with panelled bath shower above, shower screen and tiled surround, low level WC, pedestal wash hand basin, mirror fronted medicine cabinet, tiled flooring.

OUTSIDE

There is a small front garden with pathway leading to the front door. To the right of the property a tarmac drive provides parking for 2 vehicles and leads to an attached GARAGE/WORKSHOP with pair of doors. Power and light connected storage with in the roof space. A side pedestrian gate, with movement activated light positioned to the right, leads into the delightful rear garden which is enclosed by wall and fencing and has been attractively landscaped. Nearest to the house is a paved terrace overlooking an ornamental pond with feature waterfall and fountain, at the other end is a raised deck. There is a central path way and to the right of this a small area of lawn bounded by 3 raised planters.

SPECIAL NOTE

We understand that there is an annual contribution towards communal areas of the development amounting to £120.00 per annum we also that just a short distance from the property are some multi use sports courts and a planned community hall and recreation area for the use of the local residents.

DIRECTIONS

From Barnstaple on the A3215 at Sticklepath junction take the first exit signed Sticklepath. At the mini roundabout take the second exit (B3233) signed Instow at the next roundabout take the second exit (B3233) signed Instow and Fremington. Continue on the Bickington road drive up Church Hill into Fremington and turn right at the traffic lights, immediately opposite the shops towards the church. Follow the road around and you will enter Waters Edge, Company Road is the first on the right after the area of grass and trees.

SERVICES

All mains services gas fired central heating





These particulars are a guide only and should not be relied upon for any purpose.



Stags

30 Boutport Street, Barnstaple, Devon,
EX31 1RP

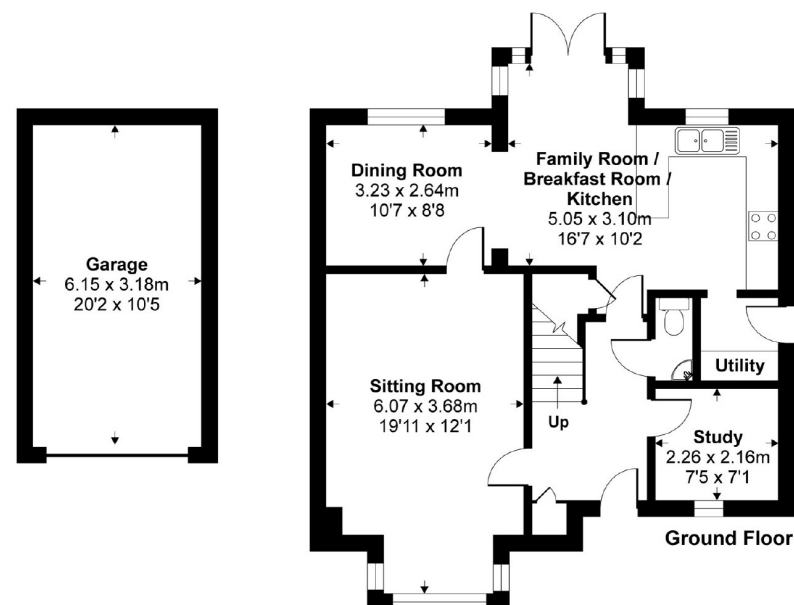
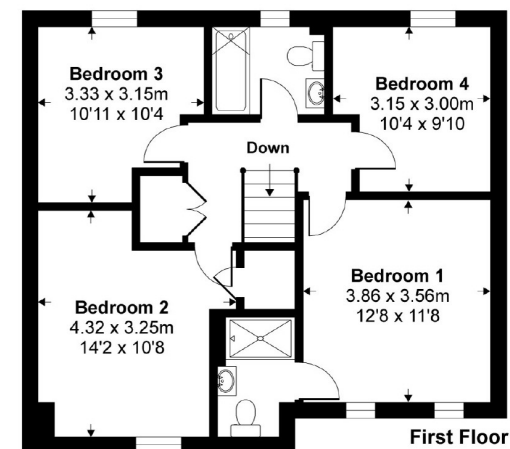
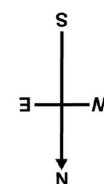
Tel: 01271 322833

barnstaple@stags.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C		
55-68 D		
43-54 E		
31-42 F		
21-30 G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

84 93

Approx. Gross Internal Floor Area
153.5 Sq Metres 1653 Sq Ft (Includes Garage)



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NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale