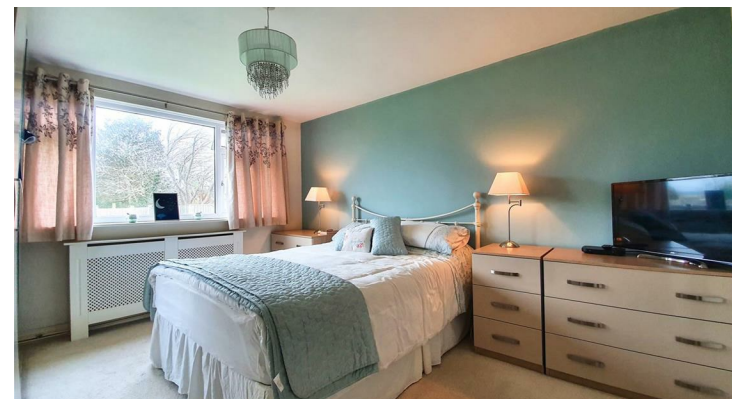


GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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 is given as to their operability or efficiency can be given.
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3 Bed Bungalow - Detached

20 Home Farm Road, Fremington, Barnstaple, Devon, EX31 3DH

Asking Price

£330,000

- 3 Double Bedroom detached bungalow
- Well located within close walking distance to amenities
- On a large plot with sunny private rear garden
- Plenty of driveway parking and single garage
- Fully renovated throughout
- Newly fitted Gas boiler
- Multi Fuel wood burner creating a lovely focal point
- Call us to arrange a viewing point

Directions

Head out of Barnstaple in a Westerly direction. Proceed through Sticklepath and the village of Bickington. Upon reaching Fremington, proceed through the village passing the pub, upon reaching the shops and traffic lights turn left into Higher Road and then left into Home Farm Road. Continue on this road upon reaching number 20 on your right with for sale board clearly displayed.

Looking to sell?
Request a free sales
valuation for your
Call 01271 327878
or email barnstaple@phillipsland.com

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.
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Room list:

Entrance Hallway

Lounge

4.27m x 3.61m (14' x 11'10')

Kitchen/Breakfast Room

3.63m x 3.05m (11'11 x 10')

Utility Room

2.41m x 1.63m (7'11 x 5'4)

Master Bedroom

4.27m x 3.33m into recess (14' x 10'11 into recess)

Dining Room/Bedroom 2

3.33m x 3.33m (10'11 x 10'11)

Bedroom 3

3.35m x 3.33m (11' x 10'11)

Bathroom

Separate WC

Garage

Overview

A well appointed and refurbished 3 double bedroom detached bungalow. Located in the popular village of Fremington close to amenities and great schooling. The bungalow offers a range of versatile accommodation all on one level within a large sunny plot.

Walking you through the property you have an entrance hall which benefits from having two generous storage cupboards. The lounge is to the front of the property with a lovely multi-fuel wood-burner creating a real focal point to the lounge. The lounge is a well appointed room perfect for socialising with friends and family. The kitchen/breakfast room is a good size and well equipped with both wall and floor level cupboards which include integrated dishwasher, fridge, built in electric double oven with a 5 ring gas hob and extractor above. The kitchen is modern and overlooks the garden to the rear of the property. Leading off of the kitchen you have a well appointed utility room with an inset bowl sink and integral appliances which include a freezer, washing machine and tumble dryer. All of the bedrooms in the property are good sized double bedrooms, with the master bedroom to the rear of the property overlooking the garden. The family bathroom being fully tiled benefits from having a large enclosed rain shower, white wall mounted ceramic sink, wall mounted cupboard with light/shaving point and under floor heating. There is also a separate W/C that is partially tiled including a white ceramic toilet and a hand basin with storage underneath. The loft has a light, is 3/4 boarded and is also fully insulated.

The semi-coastal village of Fremington offers local amenities including a convenience store and Post Office, Medical Centre, local popular pubs, Chinese restaurant/takeaway and a bus service. Nearby is Fremington Quay, popular with artists and photographers alike, which fronts the River Taw with its popular café, with outside seating area, Heritage Centre, with parking and access to the Tarka Trail. All within a easy drive to Barnstaple Town Centre, the regional and administrative centre of North Devon. Situated in the valley of the River Taw, it is surrounded by beautiful rolling Devonshire countryside and some of the area's best beaches and rugged coastal paths. As the commercial centre of the region, the town centre offers a variety of banking, schooling and recreational facilities including a theatre, cinema, leisure centre and restaurants. The vibrant town combines modern shopping amenities with a bustling market atmosphere. The popular golden sandy beaches of Woolacombe, Croyde and Instow are within 5 miles distance, perfect for outings with family and friends. The A361 North Devon Link Road provides convenient access to the M5 motorway, together with Barnstaple's train network giving easy access to Exeter central station and beyond.

Services

All mains connected

Council Tax band

C

EPC Rating

D

Tenure

Freehold

Viewings

Strictly by appointment with the
Barnstaple branch on
01271 327878

