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Fantastic 4 Bedroom House

75 Beards Road, Fremington, Barnstaple, Devon, EX31 2PG

Asking Price

£300,000

- Quiet Cul-De-Sac
- Spacious Family Home
- Sought After Village Location
- En-Suite To Bedroom 1
- General Amenities Close By
- Ample Off Road Parking

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Room list:

Entrance Hall

Sitting Room
4.85m x 4.67m (15'11 x 15'4)

Kitchen/Dining Room
8.31m x 2.41m (27'3 x 7'11)

Utility Room
2.34m x 1.83m (7'8 x 6')

WC

First Floor Landing

Bedroom 1
4.11m x 2.44m (13'6 x 8')

En-Suite Shower Room

Bedroom 2
3.84m x 2.87m (12'7 x 9'5)

Bedroom 3
3.23m x 2.87m (10'7 x 9'5)

Bedroom 4
2.64m x 2.41m (8'8 x 7'11)

Bathroom
1.88m x 1.83m (6'2 x 6')

Overview

If you are looking to move up the property ladder or indeed add another bedroom for your growing family then this superb 4 bedroom home may be perfect for you. The property is situated at the end of a quiet cul-de-sac and offers spacious and superbly presented accommodation throughout. As you step through the front door into the entrance hall, you can either walk into the large, versatile sitting room that overlooks the garden and has an attractive feature fireplace or you can enter the excellent kitchen/dining room that has a range of wall and base units and working surfaces over. The kitchen also has a range of appliances to include integrated fridge and freezer. 4 ring gas hob and gas oven and grill. The dining area has double doors out onto the decked area in the rear garden. The ground floor also has a most useful utility room with space and plumbing for white goods appliances and a door through to the ground floor WC. On the first floor are the 4, good size bedrooms, with bedroom 1 having a lovely en-suite shower room complete with 3 piece suite. The family bathroom also has a 3 piece suite with a shower over the bath.

Beards Road is situated in the thriving village of Fremington, lying mid way between the towns of Bideford and Barnstaple and is a very sought after location. The village has amenities catering for everyday needs such as general stores/post office, local chemist, popular fish and chip shop, two Public houses, health centre, hairdressers, popular Chinese restaurant and a primary school.. Barnstaple, the ancient borough and administrative centre for North Devon is approximately 3 miles East and the town offers an excellent range of both business and leisure facilities including the Green Lanes Shopping Centre, out of town superstores, live theatre, leisure centre, Tarka tennis centre, and from the town there is a sprinter train service running through to the cathedral city of Exeter and immediate access onto the A361/North Devon Link Road which connects the area through to junction 27 of the M5 motorway to the east side of Tiverton where there is also the Parkway railway station where journey times to London/Paddington are approximately 2 hours in distance. To the west of Barnstaple about 5 miles is the coastal village of Instow with its beach and sailing whilst on the northern side of the River Taw estuary, beaches on the dramatic North Devon coastline at Saunton, Croyde, Putsborough and Woolacombe with their associated facilities and 2 championship golf courses.

Services

All main services connected

Council Tax band

D

EPC Rating

C

Tenure

Freehold

Viewings

Strictly by appointment with the
Barnstaple branch on
01271 327878

