Bond Oxborough Phillips

Changing Lifestyles

5 Heal Park Crescent
Fremington
Barnstaple
Devon
EX31 3AP

Fixed Price: £295,000

Freehold







01271 371 234
barnstaple@boppproperty.com

5 Heal Park Crescent, Fremington, Barnstaple, Devon, EX31 3AP

A BEAUTIFULLY PRESENTED & THOUGHTFULLY RECONFIGURED SEMI-DETACHED HOME

- 3 double Bedrooms (1 with walk-in Dressing Area)
- Impressive, open-plan Kitchen / Dining Room
- Utility Room & handy downstairs Cloakroom
- Cosy Lounge opening through to a bright Conservatory
- Sunny rear garden with Summerhouse
- Single Garage & driveway parking
- A superb opportunity to acquire a family home within a popular Fremington location, close to local amenities, schooling & transport links











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Overview

A beautifully presented and thoughtfully reconfigured 3 double Bedroom semi-detached home situated within a highly sought after residential development in Fremington. Formerly arranged as a 4 Bedroom property, the accommodation has been cleverly adapted to create larger, more versatile rooms – ideal for modern family living.

The ground floor welcomes you via an Entrance Porch, providing a practical space for coats and shoes, leading through to a bright and inviting Hallway with stairs rising to the first floor and useful understairs storage.

Undoubtedly, the heart of the home is the impressive, open-plan Kitchen / Dining Room. The kitchen is fitted with a range of contemporary units complemented by solid oak surfaces and a classic subway tiled splashback. Integrated appliances include a gas hob with extractor over, while ample preparation space and spot lighting create a functional yet stylish environment. A large window allows natural light into the room, and there is generous space for a substantial dining table – perfect for entertaining and everyday family life. Additional storage is provided via a further understairs cupboard.

From the dining area, a spacious Utility Room offers further practicality, with access to both the single garage and the rear garden. There is also a handy downstairs Cloakroom. The living accommodation flows seamlessly, with a cosy Lounge opening through to a bright Conservatory enjoying a pleasant outlook over the garden and direct access outside – an ideal space to relax throughout the seasons.

To the first floor are 3 well-proportioned double Bedrooms. The principal bedroom benefits from a walk-in dressing area, while the second bedroom features built-in storage. The reconfiguration from 4 bedrooms ensures all rooms offer comfortable proportions with ample space for freestanding furniture.

The Family Bathroom is fitted with a panelled bath with shower over, wash hand basin and WC, as well as a separate shower, presented in a clean and neutral style.

Externally, the rear garden is of a generous size and has been thoughtfully arranged to provide a decked seating area, a level lawn and a pebbled pathway leading to a summerhouse positioned at the rear – creating a superb additional entertaining or relaxation space.

This is a superb opportunity to acquire a spacious and well-maintained family home within a popular Fremington location, close to local amenities, schooling and transport links. Early viewing is highly recommended.

Estimated Rental Income

Based on these details, our Property Management Department suggest an approximate gross monthly rental income of £1,100. This is a guide only and should not be relied upon for mortgage or finance purposes. Rental values can change and a formal valuation will be required to provide a precise market appraisal.

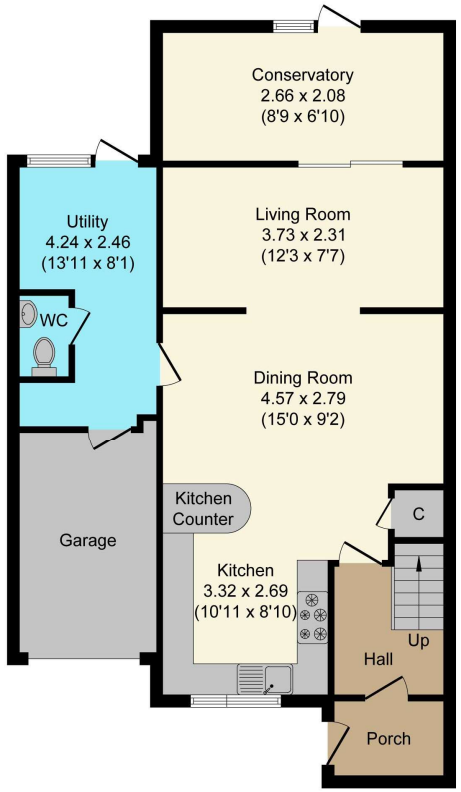
Council Tax Band

C - North Devon Council

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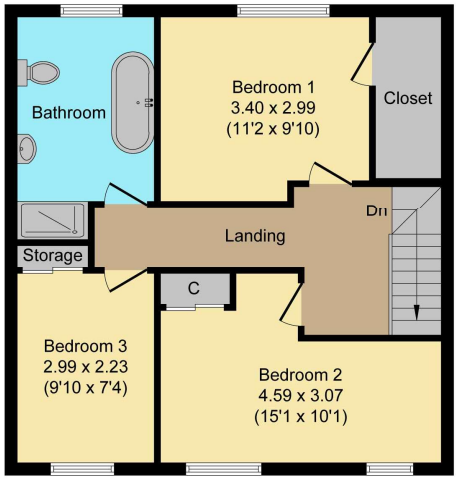
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Ground Floor

Floor area 70.20 sq.m. (755.62 sq.ft.)



First Floor

Floor area 50.10 sq.m. (539.27 sq.ft.)

Total floor area: 120.30 sq.m. (1294.89 sq.ft.)

This floor plan is for illustrative purpose only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed,



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Area Information

Fremington is pleasant village close to beautiful Instow and the popular Tarka Trail. Once a thriving port when the railway ran through the village, there are reminders of the area's heritage all around and close to the River Taw - within sight from the top of Sampson's Plantation. Visit the easy-going museum at Fremington Quay for an insight into quite how busy the sleepy Fremington once was.

The village itself is home to several good pubs, churches, a community centre and shops – there's even a chippy. To the west is Instow with its expansive and jaw-dropping views of the Taw / Torridge Estuary and views out to the ocean. In the old days, there used to be a ferry to Crow Point to avoid the 20-mile plus walk to Braunton. The estuary enjoys one of the highest low-high tide ratios in the world at Instow and the surrounding beaches. Seafood restaurants attract people from all over the county and it's not surprising that upstream in the Taw is home to one of the last Salmon net fishermen in the land. The Fremington area of North Devon is a really interesting place full of walks and views, you'll never run out of ideas for places to visit in all seasons.

The property is within short 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 service provides access to North Devon's 'capital', Barnstaple. Bus users can also reach Instow, Westward Ho!, Bideford, Braunton, Appledore, Croyde and Ilfracombe.

Directions

Directions to this property can be easily found by using What3words: https://w3w.co/alternate.beginning.impulsive

From Barnstaple, continue over the Long Bridge and up Sticklepath Hill. Continue to the Cedars roundabout and proceed straight across signposted Bickington / Fremington. Continue through Bickington and into Fremington. After passing the parade of shops on your left hand side, take the left hand turning onto Beechfield Road. Turn immediately right onto Home Farm Road and then right again onto Merrythorn Road. Take the first left hand turning into Heal Park Crescent to where number 5 will be located a short distance on your left hand side with a numberplate clearly displayed.

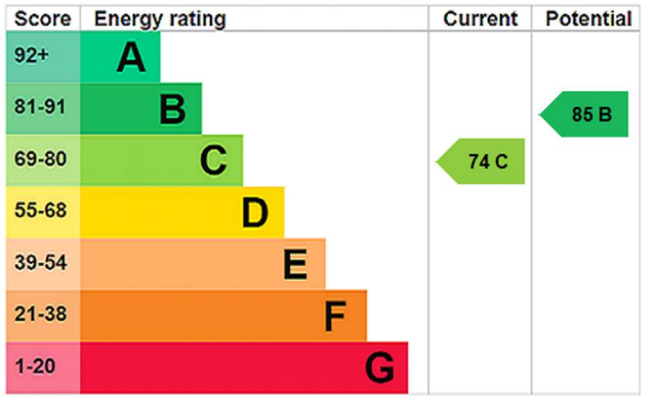
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We are here to help you find and buy your new home...

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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

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for a free conveyancing quote and mortgage advice.

