Bond Oxborough Phillips

Changing Lifestyles

14 Westaway
Fremington
Barnstaple
Devon
EX31 3BB

Offers In Excess Of £400,000

Freehold







01271 371 234
barnstaple@boppproperty.com

14 Westaway, Fremington, Barnstaple, Devon, EX31 3BB

AN EXTENDED DETACHED BUNGALOW OCCUPYING A GENEROUS CORNER PLOT

- 3 Bedrooms
- Spacious Living Room with bay window & wood burner
- Conservatory enjoying a peaceful outlook across the garden
- Modern Kitchen & particularly spacious Utility Room with Cloakroom
- Insulated Garden Room
- Wrap-around mature gardens
- Ample driveway parking
- A spacious & well-maintained bungalow in a sought-after residential location











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Overview

Occupying a generous corner plot within the ever-popular village of Fremington, 14 Westaway is a well-presented and extended 3 Bedroom detached bungalow offering spacious, versatile accommodation together with attractive wrap-around gardens and ample parking. Thoughtfully improved by the current owners, the property is well suited to those seeking a comfortable, move-in ready home in a highly desirable location.

The accommodation is entered via a covered Entrance Porch, ideal for coats and shoes, which opens into a bright and welcoming central Entrance Hall. From here, access is provided to a contemporary Shower Room and 2 well-proportioned double Bedrooms, both benefiting from built-in wardrobes. The principal bedroom enjoys a pleasant front aspect.

The Living Room is particularly spacious and forms the heart of the home, featuring a large bay window to the front which allows for excellent natural light, together with a wood burning stove creating a cosy focal point. The room comfortably accommodates both seating and dining areas, making it an ideal space for everyday living and entertaining.

A versatile third Bedroom is accessed from the living room and benefits from a double aspect, lending itself equally well as a guest bedroom, home office or hobby room. To the rear of the property, a Conservatory provides an additional reception area and enjoys a peaceful outlook across the garden.

The modern Kitchen is fitted with a range of units and integrated appliances, with space for further white goods. This, in turn, leads to a particularly spacious Utility Room, a valuable addition to the home, which offers further appliance space, storage and a recently installed Cloakroom. Steps lead down to a useful additional storage area, with convenient access to the front of the property.

Externally, the bungalow enjoys an attractive and mature garden that wraps around the property, providing a variety of spaces for planting, growing and relaxing throughout the day. The generous corner plot also allows for driveway parking for multiple vehicles.

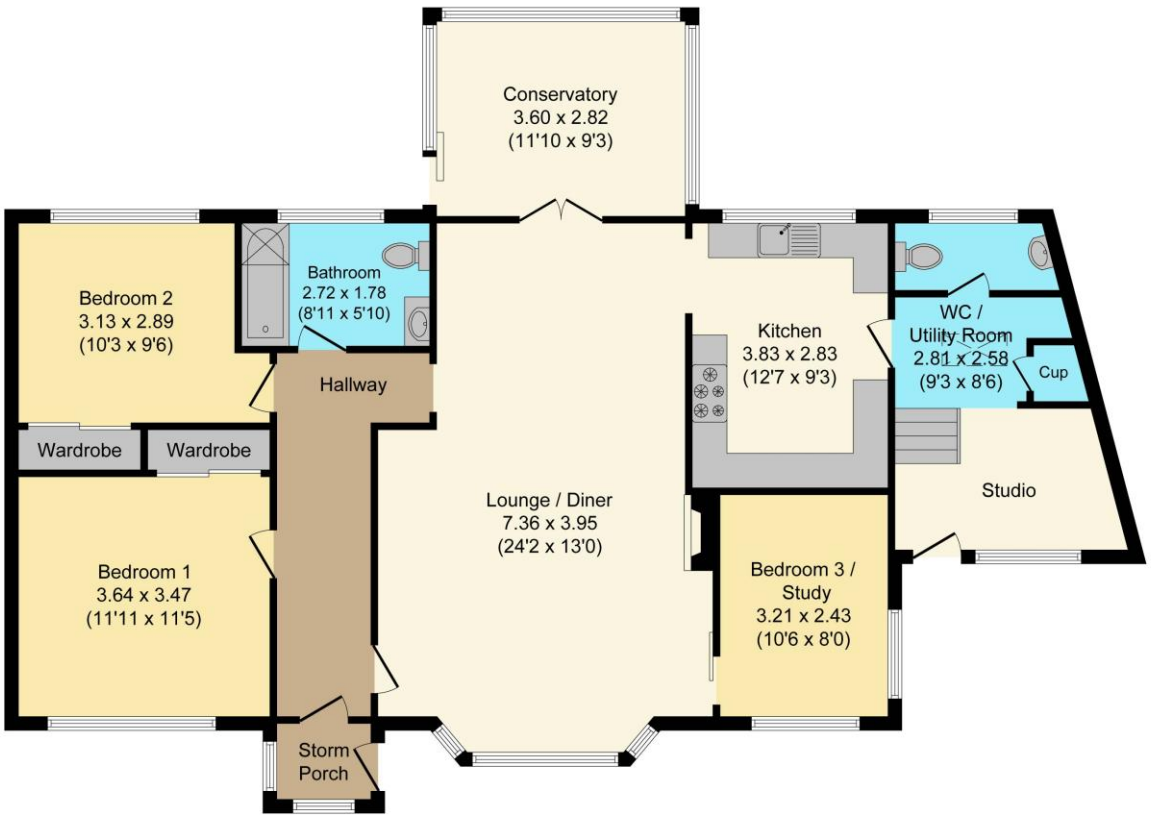
A notable feature is the fully insulated and versatile Garden Room, ideal for use as a studio, home office or hobbies space, while approximately one third of the original garage remains for storage. The garage can be accessed further along the cul-de-sac.

Altogether, 14 Westaway represents an excellent opportunity to acquire a spacious and well-maintained bungalow in one of Fremington's most sought-after residential locations.

Council Tax Band
D - North Devon Council

14 Westaway, Fremington, Barnstaple, Devon, EX31 3BB

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Ground Floor

Floor area 116.90 sq.m. (1258.30 sq.ft.)

Total floor area: 116.90 sq.m. (1258.30 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, They cannt be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by WWW.Propertybox.io

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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/debating.restores.kilts

From Barnstaple Town Centre proceed up Sticklepath Hill and follow signs for Bickington / Fremington. At The Cedars roundabout, take the second exit onto Bickington Road signposted Bickington / Fremington. Proceed through the village of Bickington and enter Fremington. Just after passing The New Inn on your left hand side, turn left onto Old School Lane. Follow this lane and turn right into Westaway. Follow the road to where number 14 will be located on your right hand side.

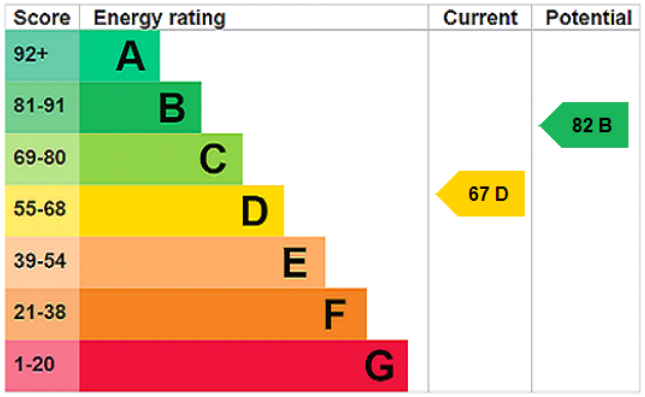
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We are here to help you find and buy your new home...

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