Bond Oxborough Phillips

Changing Lifestyles

18 Merrythorn Road
Fremington
Barnstaple
Devon
EX31 3AL

Offers In Excess Of £270,000
Freehold

Changing Lifestyles

01271 371 234
barnstaple@bopproperty.com

18 Merrythorn Road, Fremington, Barnstaple, Devon, EX31 3AL

A SPACIOUS SEMI-DETACHED HOME OFFERED FOR SALE WITH NO ONWARD CHAIN

- 3 Bedrooms
- Dual-aspect Living / Dining Room with bay window & French doors opening onto the rear garden
- Kitchen & separate Utility Room
- Ground floor Shower Room & First floor Bathroom
- Generous rear garden with lawn, seating areas, summerhouse & hot tub (negotiable)
- Garage & driveway parking
- Popular cul-de-sac location

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Overview

Situated in a popular cul-de-sac in the highly desirable North Devon village of Fremington, this 3 Bedroom semi-detached home is offered for sale with no onward chain. 18 Merrythorn Road features a garage, off-street parking and a generous rear garden, and is presented in good decorative order throughout, sure to attract immediate interest once marketed.

An Entrance Hall welcomes you into the property, providing access to all principal rooms and stairs rising to the first floor.

To the left of the entrance, the dual aspect Living / Dining Room benefits from a bay window, French doors opening onto the rear garden and a fireplace housing a coal effect fire, creating a bright and inviting space.

The Kitchen is fitted with a range of base and eye-level units, a stainless steel sink set into the worktop, space for a fridge / freezer, an built-in 4-ring electric hob with oven below and a stainless steel extractor hood above.

Adjacent to the kitchen, the Utility Room offers plumbing for a washing machine and doors leading to the garden, garage and a ground floor Shower Room.

On the first floor, there are 2 double Bedrooms and a single Bedroom, along with a 3-piece Family Bathroom comprising a WC, wash hand basin and panelled bath with shower over.

Externally, the front of the property provides a Garage and off-street parking, while the rear garden is extensive and well-maintained, featuring multiple seating areas, lawned spaces, a summer house and a hot tub (available for inclusion in the sale, subject to separate negotiation).

Council Tax Band
C with Improvement indicator - North Devon Council
If the property has been improved or extended since it was placed in a Council Tax band, the band will be reviewed and may increase following the sale of the property.

Estimated Rental Income
Based on these details, our Property Management Department suggest an approximate gross monthly rental income of £1100. 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.

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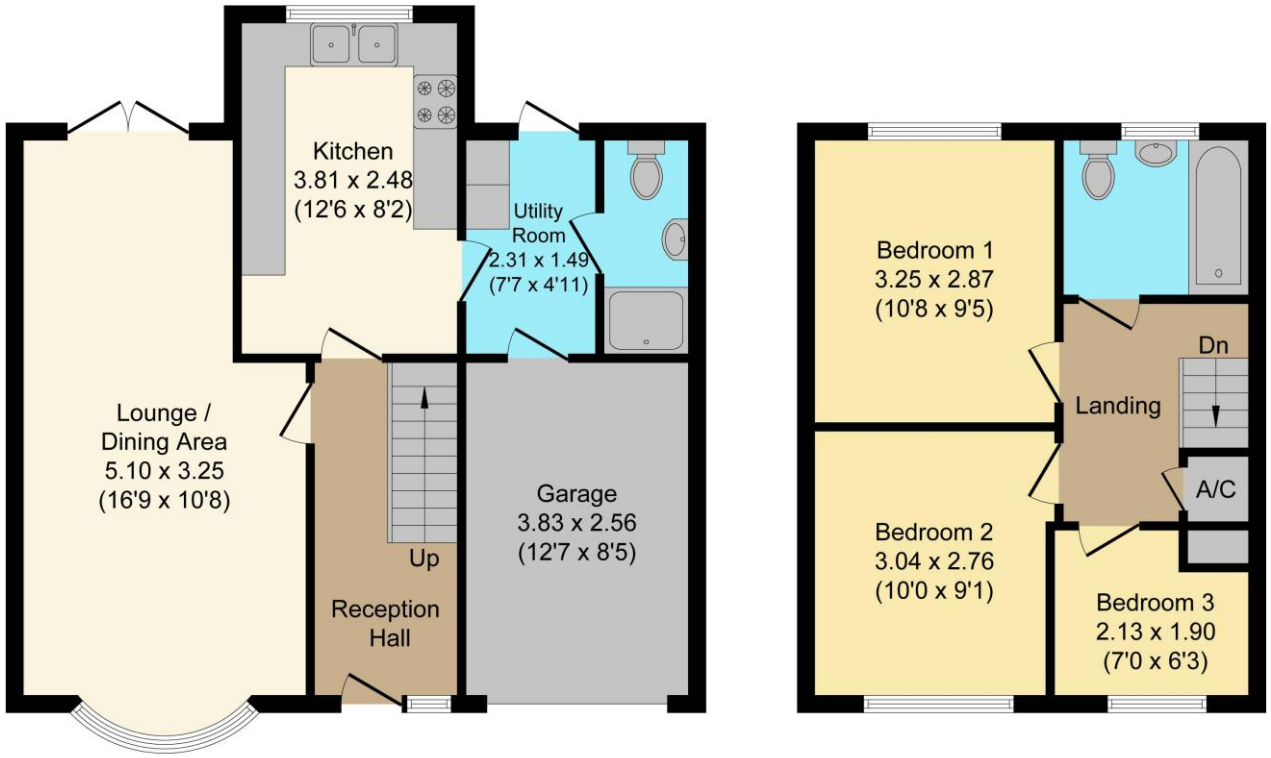

Ground Floor
Floor area 52.90 sq.m. (569.41 sq.ft.)

First Floor
Floor area 31.90 sq.m. (343.36 sq.ft.)

Total floor area: 84.80 sq.m. (912.77 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/adventure.fancied.assemble

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 to where number 18 will be located on your right hand side.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50-£300 depending on the company and individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be available by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

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

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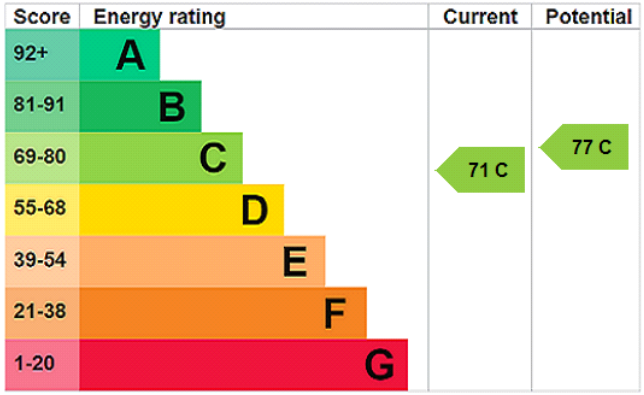

Have a property to sell or let?

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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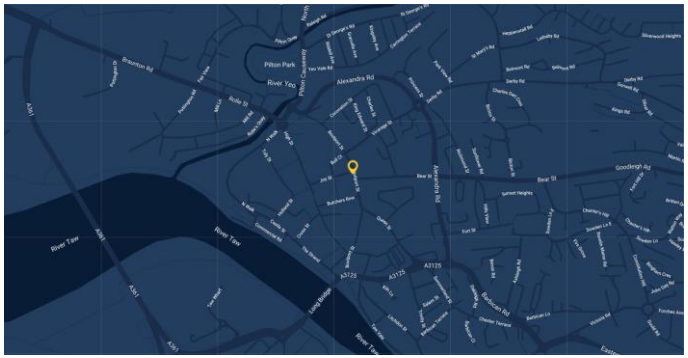
for a free conveyancing quote and mortgage advice.