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Changing Lifestyles

4 Griggs Garden
Fremington
Barnstaple
Devon
EX31 3BQ

Guide Price: £335,000 Freehold



Changing Lifestyles

01237 479 999
bideford@bopproperty.com

4 Griggs Garden, Fremington, Barnstaple, Devon, EX31 3BQ

A DETACHED BUNGALOW WITH BEAUTIFUL, PRIVATE GARDENS



- 2 Bedrooms (originally built as 3 bedrooms)
- Separate Dining Room (former bedroom 3)
- Spacious Lounge opening directly into the Conservatory
- Conservatory providing a lovely place from which to sit & enjoy the garden
 - Modern fitted Kitchen
 - Shower room
 - Garage & driveway parking
 - Double glazing & gas central heating
 - Beautiful, established gardens



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A DETACHED BUNGALOW WITH A GARDEN THAT DESERVES TO BE SEEN

Tucked away towards the far end of a small residential close in Fremington, 4 Griggs Gardens is a detached bungalow enjoying an appealing degree of privacy together with beautifully established gardens.

Originally designed as a 3 Bedroom bungalow, the accommodation has subsequently been adapted to provide 2 Bedrooms and a separate Dining Room. This gives the property a particularly comfortable layout for buyers wanting dedicated dining space, while retaining the history of its original 3 bedroom arrangement. The real highlight, however, is the setting. The bungalow is surrounded by carefully established gardens containing a wide variety of mature shrubs, bushes and planting, creating an attractive outlook and a wonderful sense of seclusion.

COMFORTABLE SINGLE-STOREY LIVING

The Lounge provides the principal reception space and opens directly into the Conservatory, extending the living accommodation and providing a lovely place from which to sit and enjoy the garden throughout the year.

The Kitchen is fitted with a range of modern units and work surfaces and is equipped for electric cooking, while the separate Dining Room provides valuable additional reception space. This room was originally the third bedroom and demonstrates the flexibility of the bungalow's accommodation.

There are 2 Bedrooms, together with a Shower Room, making the property particularly well-suited to buyers looking for practical single-storey living.

The bungalow benefits from double glazing throughout and gas fired radiator central heating, with the boiler located within the garage.

BEAUTIFULLY ESTABLISHED GARDENS

For anyone who enjoys gardening or simply wants a home with an attractive outside environment, the gardens are a particularly important feature.

The lawn is complemented by established beds and borders containing an extensive variety of mature shrubs and plants. The depth and maturity of the planting give the garden character that can take many years to establish, while also creating a notably private backdrop to the bungalow.

The Conservatory overlooks and opens towards the garden, creating an excellent connection between the internal and external living spaces.

There is also a paved area immediately adjoining the property, providing space for outdoor seating and enjoying the colourful surroundings.

GARAGE AND GENEROUS DRIVEWAY PARKING

To the front and side of the bungalow is a driveway providing off-road parking for a number of vehicles, leading to the Garage.

Combined with the detached design, single-storey accommodation and mature gardens, this makes 4 Griggs Gardens an appealing option for buyers seeking a bungalow that offers considerably more than simply convenient accommodation.

Council Tax Band

C - North Devon Council



Floor Plan

Total floor area: 91.4 sq.m. (984 sq.ft.)

This floor plan is for illustrative purposes 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 cannot 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/allies.solutions.mammoths>

From Barnstaple continue over the Old Bridge and up Sticklepath Hill continuing over the roundabout. At The Cedars roundabout, continue straight over signposted Fremington / Bickington. Continue through Bickington and upon reaching Fremington, prior to the shops, take the left hand turning onto Higher Road. Follow this road bearing right onto Beechfield Road and turn left onto Home Farm Road. Follow this road turning left onto Barn Park Road and left again into Griggs Garden to where number 4 will be situated towards the far end of the road on your right hand side with a numberplate and For Sale notice clearly displayed.

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.

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

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Bideford

Devon

EX39 2PS

Tel: 01237 479 999

Email: bideford@bopproperty.com

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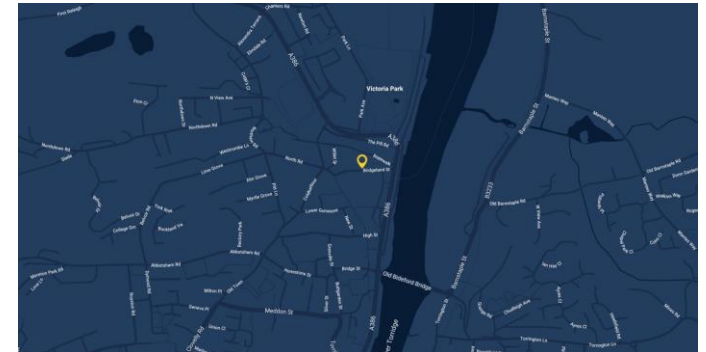
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EPC TO FOLLOW



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