



Bond
Oxborough
Phillips

Changing Lifestyles

16 Merrythorn Road
Fremington
Barnstaple
Devon
EX31 3AL

Guide Price: £295,000 Freehold



Changing Lifestyles

01271 371 234
barnstaple@bopproperty.com

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

A SPACIOUS SEMI-DETACHED HOME WITH POTENTIAL FOR DUAL OCCUPANCY



- 5 Bedrooms (1 En-suite)
- Well-proportioned Living / Dining Room with doors opening to the Conservatory
- Conservatory overlooking & opening onto the rear garden
- Versatile ground floor fifth Bedroom offering potential for dual occupancy
 - Kitchen & separate Utility Room
 - Upstairs Bathroom & separate downstairs Cloakroom
 - Driveway parking
- Enclosed rear garden with lawn, decking & paved seating area



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Situated within the popular village of Fremington is this deceptively spacious 5 Bedroom semi-detached home offering versatile accommodation ideally suited to family living. With a generous living / dining room, conservatory, ground floor fifth bedroom and an en-suite to the principal bedroom, this home offers considerably more space than its frontage might suggest. The flexible layout could also lend itself to dual occupancy for an extended family, whilst off-road parking and an enclosed rear garden further add to its appeal.

An Entrance Hall welcomes you into the property with stairs rising to the first floor and doors leading into the kitchen and living / dining room. Positioned to the rear of the home, the well-proportioned Living / Dining Room provides ample space for comfortable seating alongside a family dining table. Glazed double doors open into the Conservatory, creating a sociable arrangement with plenty of room for everyday living and entertaining. The Conservatory enjoys an outlook over the rear garden with French doors providing access outside. This makes a lovely additional reception space, equally suited to a sitting room, dining area or somewhere to relax overlooking the garden. The Kitchen overlooks the front of the property and is fitted with a range of wall and base units complemented by contrasting work surfaces, tiled splashbacks and a breakfast bar. Space is provided for appliances whilst an adjoining Utility Room offers further cupboards, work surface and space for laundry appliances. A separate ground floor Cloakroom adds everyday convenience.

A particular feature of the accommodation is the generous ground floor fifth Bedroom which benefits from French doors opening onto the rear garden. Positioned close to the utility room and ground floor cloakroom, this room could lend the property to dual occupancy, providing flexibility for an extended family or multi-generational living. Alternatively, it could serve as a second sitting room, playroom or spacious home office, depending on a purchaser's requirements.

On the first floor are 4 further Bedrooms and the Family Bathroom. The principal bedroom overlooks the rear garden and benefits from built-in wardrobes and its own En-suite Shower Room comprising a shower enclosure, wash hand basin and WC. The remaining bedrooms offer flexibility for family members, guests or working from home, with built-in storage to several rooms. The family bathroom is fitted with a bath, separate shower enclosure, wash hand basin and WC.

Outside, the frontage provides off-road parking alongside access to the retained storage section of the former garage. Gated side access leads to the enclosed rear garden which combines a central lawn with gravelled areas, paved seating space and decking beside the house. With access from both the conservatory and ground floor bedroom, the garden provides a welcoming extension of the living accommodation during the warmer months.

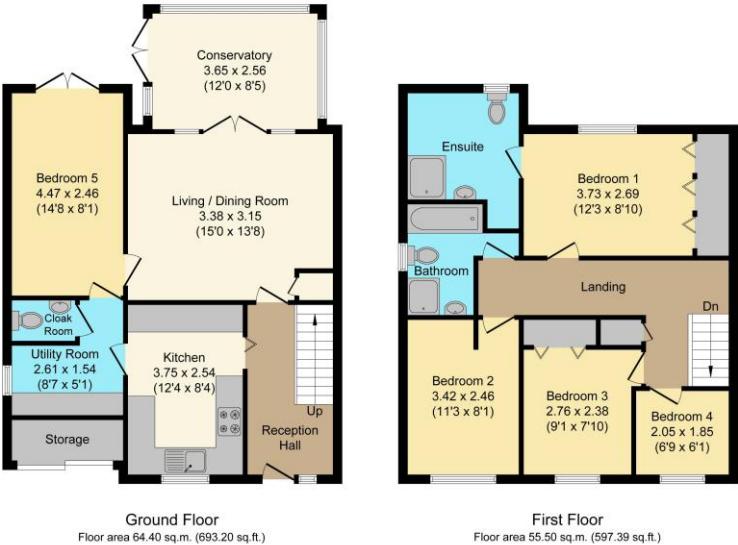
Council Tax Band

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.



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Total floor area: 119.90 sq.m. (1290.59 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 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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 & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

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Directions

Directions to this property can be easily found by using What3words:
<https://w3w.co/agreeable.awake.manliness>

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