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Changing Lifestyles

12 Heal Park Crescent
Fremington
Barnstaple
Devon
EX31 3AP

Guide Price: £270,000 Freehold

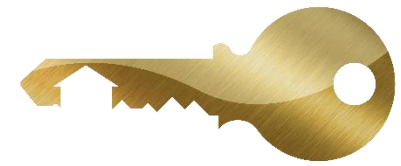


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12 Heal Park Crescent, Fremington, Barnstaple, Devon, EX31 3AP

A BEAUTIFULLY RENOVATED SEMI-DETACHED HOME



- 3 Bedrooms

- Stunning, open-plan 'L' shaped Kitchen / Diner / Lounge
- Kitchen offering a stylish yet functional space
 - Diner enjoying lovely views of the garden
 - Well-proportioned & light Lounge
 - Conservatory opening to the garden
 - Modern Shower Room
- Rear garden with patio, pond, rockery, flora & fauna
 - Oversized Single Garage & driveway parking
- Located just a short distance from Instow Beach & well-connected to Barnstaple & Bideford



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. 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.

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Nestled in the sought after village of Fremington, this beautifully renovated 3 Bedroom semi-detached home offers modern comforts, and a prime location. Just a short distance from the popular Instow Beach and well-connected to the nearby towns of Barnstaple and Bideford, the property provides the perfect balance.

Stepping inside, the welcoming Entrance Hall is filled with natural light and features useful understairs storage. The heart of the home is the stunning, open-plan 'L' shaped Kitchen / Diner / Lounge, where engineered oak wood flooring flows seamlessly throughout. The kitchen has been hand fitted with wall and floor units, quartz worktops and a Belfast sink, offering a stylish yet functional space. There is plumbing for a washing machine, a designated cooking area and a cupboard for a freestanding fridge / freezer, while a breakfast bar provides a sociable spot for casual dining. At the rear, the dining and snug area enjoys a lovely view of the garden. The well-proportioned lounge benefits from ample natural light, while the Conservatory, with sliding doors, opens directly onto the beautifully maintained garden.

Upstairs, the First Floor Landing is airy and bright, featuring a side window, a storage cupboard housing the boiler, and access to the loft. The Main Bedroom is a spacious double, while the second Bedroom, also generously sized, enjoys evening sunlight. The third Bedroom is a versatile single room - perfect as an office or guest space, also benefiting from the warm evening glow. The modern Shower Room comprises a 3-piece suite, including a shower enclosure, WC and hand wash basin.

Externally, the property boasts a large, oversized Single Garage with an up-and-over door, and power and light connected, along with convenient garden access. Driveway parking accommodates 2 vehicles.

The front garden is beautifully landscaped with a variety of shrubs and plants lining a stone paved pathway, while the rear garden is a haven for garden enthusiasts. Featuring distinct sections, including a patio, pond, rockery and an array of mature shrubs, bushes, trees and bedding plants, the outdoor space offers a peaceful retreat for the green fingered.

Council Tax Band

B - North Devon Council

Agent Notes

The rear windows were replaced at the end of 2023 and the front windows and front door were replaced at the end of 2024

The loft space is boarded and insulated



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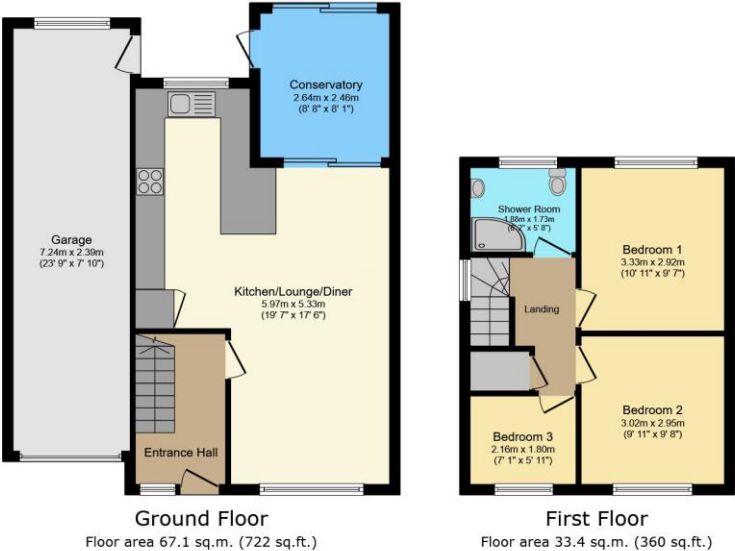
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Have a property to sell or let?

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.



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.ie](#)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Directions

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, taking the first left hand turning into Heal Park Crescent. The property will be located a short distance up on the left hand side with number plate 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 & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

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