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Changing Lifestyles

20 Papaver Close
Fremington
Barnstaple
Devon
EX31 3FQ

Guide Price: £300,000 Freehold



Changing Lifestyles

01271 371 234
barnstaple@bopproperty.com

20 Papaver Close, Fremington, Barnstaple, Devon, EX31 3FQ

A WELL-PRESENTED SEMI-DETACHED HOME



- 3 Bedrooms
- Contemporary fitted Kitchen
- Spacious dual aspect Lounge / Dining Room
- Bright Conservatory with direct access to the rear garden
- Rear garden mainly laid to lawn & backing onto open fields with breathtaking sunsets to enjoy
- 2 allocated parking spaces
- Occupying a peaceful setting while remaining well-connected to nearby Bideford & Barnstaple towns
- Excellent access to the scenic Tarka Trail & the popular village of Instow



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Overview

Situated in the sought after village of Fremington, this well presented 3 Bedroom semi-detached home offers modern living in a desirable location. With two allocated parking spaces and stunning views from the rear of the property, it provides a peaceful setting while remaining well-connected to nearby Bideford and Barnstaple towns. The location also offers excellent access to the scenic Tarka Trail and the popular village of Instow.

Inside, the contemporary fitted Kitchen features a range of wall and floor units, a double oven, an integrated dishwasher and fridge / freezer, and spot lighting. The Kitchen opens seamlessly into a spacious dual aspect Lounge / Dining Room which benefits from understairs storage and flows into a bright Conservatory - an ideal additional living space with direct access to the rear garden.

Upstairs, the generous Main Bedroom boasts a double-width fitted wardrobe, a large front-facing window allowing natural light to flood in and a modern En-suite Shower Room. The second Bedroom is a well-proportioned double with far-reaching views over open fields, while the third Bedroom offers a good size single or home office space, also with lovely open field views. A stylish 3-piece Bathroom includes a shower over the bath, a towel radiator and tiled flooring.

The rear garden is mainly laid to lawn, bordered by mature shrubs and fencing, and includes a garden shed. With open fields beyond and breathtaking sunsets to enjoy, it's a perfect space for relaxing or entertaining.

This home combines contemporary comfort with a fantastic location, making it a must-see.

Agent Notes

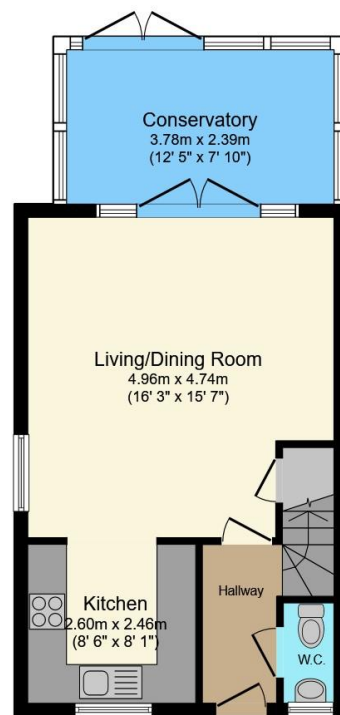
The property has two allocated parking spaces that are located a short walk from the property.

We are advised by the vendors that there is a Maintenance Charge of £235.00 per annum payable for future management of the estate and maintenance of areas of open space.

Solar Panels - 4 x panels that are owned by the property and have generated £81 / £82 per annum over the last 2 years.

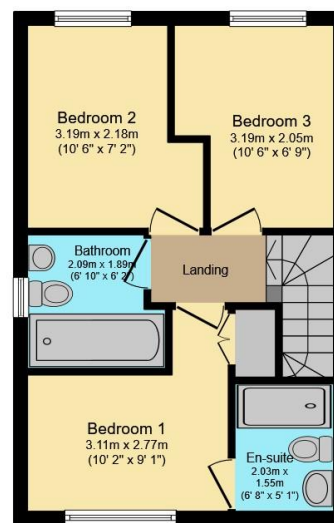
Council Tax Band

C - North Devon Council



Ground Floor

Floor area 46.4 sq.m. (499 sq.ft.)



First Floor

Floor area 35.6 sq.m. (384 sq.ft.)

Total floor area: 82.0 sq.m. (883 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

From Barnstaple Town Centre, proceed up Sticklepath Hill following directions for Bickington / Fremington. Take the second exit at The Cedars roundabout. Continue along this road proceeding through the village of Bickington and onto Fremington. Upon reaching Fremington, you will reach a set of traffic lights, with village amenities on your left hand side. Turn right and follow the road all the way around. Upon reaching the development, continue for a short distance taking the left hand turning into Papaver Close to where the property will be located directly in front of you with a numberplate clearly displayed. Continue, turning right to where the allocated parking for the property will be found a short distance 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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for a free conveyancing quote and
mortgage advice.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	87	89
(69-80) C		
(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	