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Changing Lifestyles

29 Taw Meadow Crescent
Fremington
Barnstaple
Devon
EX31 2QA

Asking Price: £395,000 Freehold



Changing Lifestyles

01271 371 234
barnstaple@bopproperty.com

29 Taw Meadow Crescent, Fremington, Barnstaple, Devon, EX31 2QA

A DETACHED TUDOR-STYLE BUNGALOW



- 3 Bedrooms (1 En-suite)
- Spacious Lounge / Dining Room with bay window
 - Kitchen / Breakfast Room with integrated appliances
- Light-filled Conservatory with garden access
- Attractive & enclosed rear garden with sunny aspect
- Double Garage & double-width driveway parking
 - No onward chain
- Highly sought after Fremington village location
- Close to Tarka Trail, Fremington Quay & village amenities



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Overview

Set in a quiet and well-regarded residential area of the ever-popular Fremington village, this attractive 3 Bedroom detached bungalow boasts classic Tudor-style charm, spacious single level living, and is offered for sale with no onward chain.

Inside, the property is well laid out and features a generous Lounge / Dining Room with a striking bay window, a light and spacious Kitchen / Breakfast Room with integrated cooking appliances, and a rear Conservatory providing a great connection to the garden.

The accommodation continues with 3 Bedrooms, including a large Master Bedroom with its own En-suite Shower Room, and a well-appointed Bathroom. The home also benefits from gas fired radiator central heating and double glazing throughout.

Externally, the home enjoys attractive front planting, a sunny enclosed rear garden - ideal for relaxing or entertaining, a double-width driveway and a Double Garage providing excellent parking and storage space.

Fremington is one of North Devon's most desirable villages, perfectly positioned between Barnstaple and Instow, offering a range of amenities including a village shop and post office, popular pub, well regarded primary school, pharmacy, medical centre, and regular bus services. The Tarka Trail – ideal for walking and cycling – is nearby, along with the popular Fremington Quay Café, perfect for enjoying riverside views and local produce.

This versatile and well-located bungalow is ideal for downsizers, retirees or families seeking peaceful village living within easy reach of the town, coast and countryside.

Council Tax Band

E - North Devon Council



Floor Plan

Floor area 135.6 sq.m. (1,459 sq.ft.)

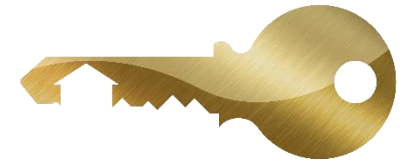
Total floor area: 135.6 sq.m. (1,459 sq.ft.)

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/helped.many.speak>

From Barnstaple, head out of town on the A3125 through Sticklepath. At the roundabout adjacent to The Cedars Inn, proceed straight across and continue through the village of Bickington. Upon entering Fremington, take the first turning on your right hand side into Taw Meadow Crescent. Number 29 will be found a short distance on your right hand side and is identified by a For Sale board.

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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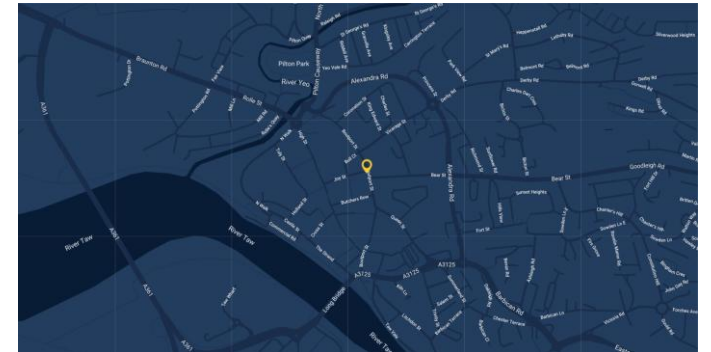
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	65 D	
39-54	E		
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Please do not hesitate to contact
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