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Changing Lifestyles

19 Parade Avenue
Fremington
Barnstaple
Devon
EX31 3GA

Guide Price: £400,000 Freehold



Changing Lifestyles

01271 371 234
barnstaple@bopproperty.com

19 Parade Avenue, Fremington, Barnstaple, Devon, EX31 3GA

A SPACIOUS & WELL-APPOINTED HOME WITH GARAGE, DRIVEWAY & PRIVATE GARDEN



- 4 Bedrooms (1 En-suite)
- Bright, dual aspect Lounge
- Modern Kitchen/Dining Room with adjacent Utility Room
- Well-proportioned Family Bathroom & Ground Floor Cloakroom
- Private rear garden with lawn, patio & raised flower beds
- Driveway leading to Garage with power & lighting
- Solar panels, owned with the property
- No onward chain



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Overview

NO ONWARD CHAIN. Situated in the popular and well-served village of Fremington, just a short distance from the bustling town of Barnstaple and the beautiful North Devon coast, this well-presented 4 Bedroom detached home enjoys a peaceful residential setting in Parade Avenue. Offering generous and flexible accommodation ideal for modern family living, the property features a private rear garden, a driveway, garage, and is available for sale with no onward chain – making it an excellent opportunity for a smooth and convenient move.

Upon entering, you are welcomed by a spacious Entrance Hall giving access to all principal rooms. A useful cupboard houses the electrical consumer unit, while stairs rise to the First Floor.

The modern Kitchen/Dining Room is fitted with an attractive range of wall and base units, integrated appliances and generous work surfaces. The dining area provides ample space for a family table, with a front-facing window allowing for plenty of natural light. Adjacent to the kitchen is a separate Utility Room, offering further storage, plumbing for laundry appliances and direct access to the garden – a practical space for day-to-day living. A Ground Floor Cloakroom, fitted with a low level WC and wash hand basin adds further convenience.

The dual aspect Lounge is a standout feature of the home, running the full depth of the property. With windows to both the front and rear, this light-filled space offers a welcoming environment for relaxing or entertaining.

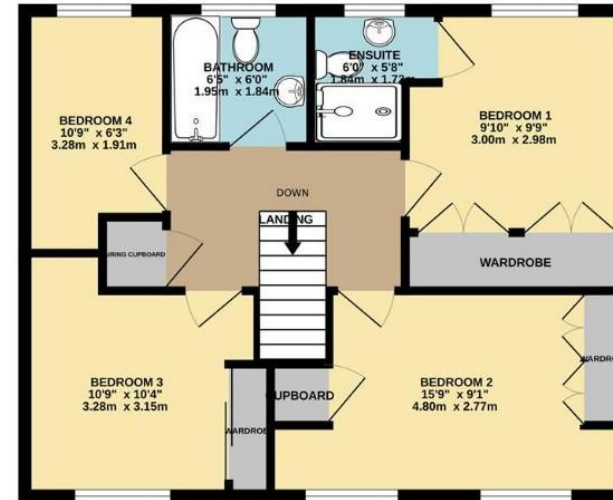
Upstairs, the property offers 4 well-proportioned Bedrooms, 3 of which are comfortable doubles and benefit from fitted wardrobes. The Principal Bedroom enjoys the additional benefit of an En-Suite Shower Room, while the remaining rooms are served by a well-appointed Family Bathroom, comprising a panelled bath with shower attachment, pedestal wash hand basin and low level WC. The fourth bedroom is a good sized single, perfect for use as a child's bedroom, home office or guest room.

Outside, the property features a walled front garden and a private driveway leading to the Garage, which is equipped with power and lighting – ideal for vehicle storage or use as a workshop. The rear garden is fully enclosed and offers a pleasant and private space to enjoy, with a level lawn, paved patio for outdoor dining and raised flower beds adding a touch of greenery.

This thoughtfully designed home combines modern comfort with practical living and is ideally located within easy reach of local shops, primary schools, Tarka Trail access and transport links. With its generous accommodation and desirable location in the heart of Fremington village, this property is not to be missed.

Council Tax Band

E - North Devon Council



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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

What3words: ///priced.health.alerting

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

