

37 Sampson's Plantation
Fremington
Barnstaple
Devon
EX31 3FF

Offers In Excess Of: £170,000
Leasehold



Changing Lifestyles

01271 371 234
barnstaple@boproperty.com

37 Sampson's Plantation, Fremington, Barnstaple, Devon, EX31 3FF



A SPACIOUS FIRST FLOOR APARTMENT OFFERED FOR SALE WITH NO ONWARD CHAIN

- 2 double Bedrooms (Master En-suite)
- Expansive, open-plan Living, Dining & Kitchen – 21'11" x 10'4"
- Bright, contemporary interiors with plenty of storage
 - Off-road parking for 1 vehicle
- Prime Fremington location, close to Yelland, Instow & North Devon coast
- Surrounded by greenery and enjoying a tranquil, tucked-away setting



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Nestled in the picturesque village of Fremington, within easy reach of the charming waterside communities of Yelland and Instow, 37 Sampsons Plantation is a beautifully presented first floor apartment offering 2 Bedrooms and off-road parking. Surrounded by greenery and enjoying a tranquil, tucked-away setting, this home perfectly combines modern, spacious living with a sense of peace and serenity - ideal for those seeking a retreat from the everyday while still being close to local amenities and the stunning North Devon coastline.

The apartment opens into a welcoming Entrance Hallway leading into a spacious, open-plan Living, Dining and Kitchen area. Measuring approximately 21'11" x 10'4" in the living and dining space alone, this bright and airy room is the heart of the home - perfect for social gatherings or simply unwinding. The kitchen is thoughtfully designed with ample storage and workspace, complementing the living area beautifully.

The Master Bedroom enjoys the added luxury of a private En-suite Shower Room while the second well-proportioned Bedroom and a contemporary Bathroom complete the accommodation, offering flexibility and comfort for everyday living.

There are also communal gardens and an allocated off-road parking space together with a bike shed for residents of the apartments to use with a secure coded lock.

37 Sampsons Plantation combines modern, spacious interiors with a serene setting, yet remains within easy reach of Barnstaple and the wider North Devon area. With beautiful countryside, nearby beaches and excellent transport links close by, it is an ideal home for those seeking both comfort and convenience.

Agents Note

Lease - 125-year lease which commenced in 2010. Service Charge - £149.77 per calendar month. Ground Rent - £150.00 per annum.

Council Tax Band

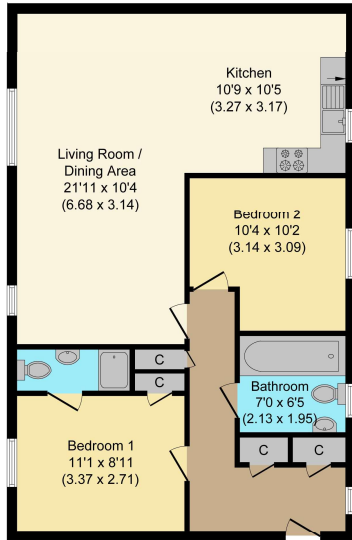
B - North Devon Council



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Floor area 68.70 sq.m.
(739.48 sq.ft.)

Total floor area: 68.70 sq.m. (739.48 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	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Directions

Directions to this property can be easily found by using What3words: <https://w3w.co/tutorial.brilliant.trumpet>

From Barnstaple, continue over the long bridge and up Sticklepath Hill. Continue over the roundabout at The Cedars signposted Bickington / Fremington. Continue through the villages and prior to reaching Yelland, take the left hand turning into Sampson's Plantation. Continue up the road until you find the block of apartments on your left 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 & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

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