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Changing Lifestyles

2 School Close
Fremington
Barnstaple
Devon
EX31 3AY

Guide Price: £325,000 Freehold

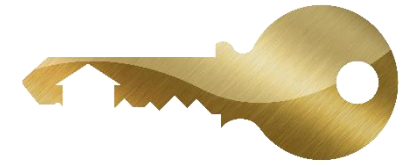


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01271 371 234
barnstaple@bopproperty.com

2 School Close, Fremington, Barnstaple, Devon, EX31 3AY

A DETACHED CHALET BUNGALOW OFFERED FOR SALE WITH NO ONWARD CHAIN



- 3 Bedrooms (1 located on the ground floor)
- Spacious Living Room & separate Dining Room overlooking the rear garden
 - Generous Kitchen
- Garden Room opening to the rear garden
 - Shower Room & separate WC
 - Private & enclosed garden
 - Garage & driveway parking
- Sought after & quiet location in Fremington
- Requiring modernisation & offering great potential



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Overview

Coming to the market with no onward chain, this 3 Bedroom detached chalet bungalow is tucked away in a quiet cul-de-sac in Fremington. Offering versatile accommodation, the property would now benefit from some modernisation, providing an excellent opportunity for those looking to make it their own.

On the ground floor, a generous front-facing Living Room features a charming circular side window, a bespoke built-in display cabinet with lighting, and a gas fire set within a wooden surround and marble hearth. There is also a comfortable double Bedroom with built-in storage, and a separate Dining Room that enjoys views over the rear garden. The well-proportioned Kitchen offers ample cupboard space, room for appliances and plumbing for a washing machine. The bungalow benefits from gas fired central heating via a combi boiler (located in the kitchen and installed in 2021). A bright Garden Room opens directly onto the outdoor area. A Shower Room and a separate WC complete the downstairs layout.

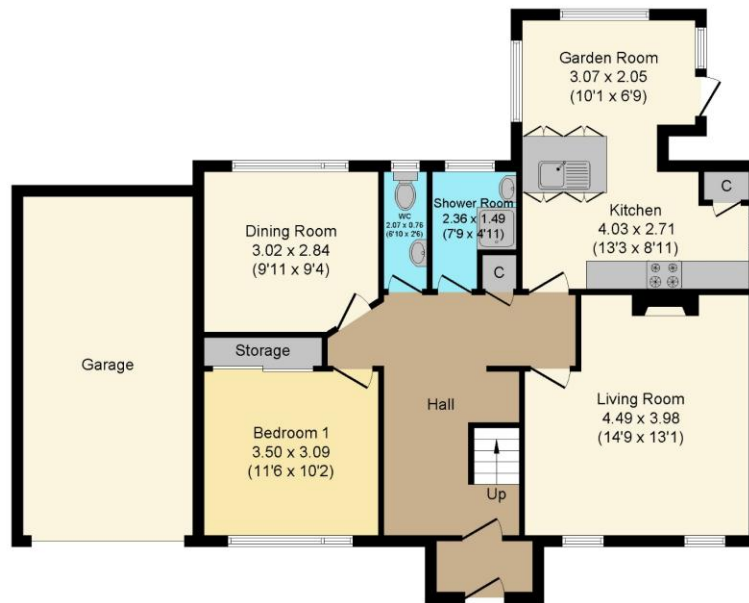
Upstairs, there are 2 additional double Bedrooms, each offering useful eaves storage. The second bedroom also benefits from a handy wash basin.

Outside, the property enjoys a private, enclosed rear garden with a raised pond and seating area - ideal for morning coffee or unwinding in the evening sun. The garden is fruitfully adorned with mature apple and pear trees, soft fruit bushes, a greenhouse and a storage shed. A Single Garage and driveway parking add further convenience.

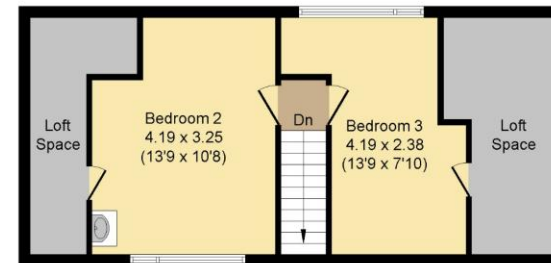
To arrange a viewing, please call 01271 371234.

Council Tax Band

D - North Devon Council



Ground Floor
Floor area 71.60 sq.m. (770.70 sq.ft.)
(Excluding Garage)



First Floor
Floor area 39.10 sq.m. (420.86 sq.ft.)

Total floor area: 110.70 sq.m. (1191.56 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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Area Information

Fremington is a 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/concluded.rose.nanny>

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We are here to help you find and buy your new home...

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

