



Bond
Oxborough
Phillips

Changing Lifestyles

1 The Green
Chilpark
Fremington
Barnstaple
Devon
EX31 3BR

Guide Price: £485,000 Freehold



Changing Lifestyles

01271 371 234

barnstaple@bopproperty.com

1 The Green, Chilpark, Fremington, Barnstaple, Devon, EX31 3BR

A BEAUTIFULLY PRESENTED DETACHED BUNGALOW



- 4 double Bedrooms (1 En-suite)
- Spacious Living Room with patio doors & feature fire
- Generous plot of approximately one third of an acre
- Immaculately maintained front & rear gardens
- Double Garage, gated entrance & ample parking
- Desirable end of cul-de-sac position



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Overview

Set at the end of a highly sought after cul-de-sac and occupying a generous plot of approximately one third of an acre, this beautifully presented 4 double Bedroom detached bungalow is offered to the market for the first time in sixteen years. Number 1 The Green benefits from immaculately maintained front and rear gardens, gated access and a Double Garage. With kerb appeal in abundance, Bond Oxborough Phillips are delighted to present this exceptional home.

The accommodation is arranged around a spacious Reception Hall, which provides access to all principal rooms.

The Living Room is situated to the left on entry and enjoys a pleasant dual aspect with 2 windows overlooking the front gardens, along with sliding patio doors. A coal effect gas fire creates a focal point, and the room offers ample space for a range of furniture.

The Kitchen / Breakfast Room is fitted with a selection of base and eye level units, with a sink inset into the worktop, an electric cooker point, space for a fridge / freezer and plumbing for a washing machine. An island provides additional workspace, while a door leads out to the side garden.

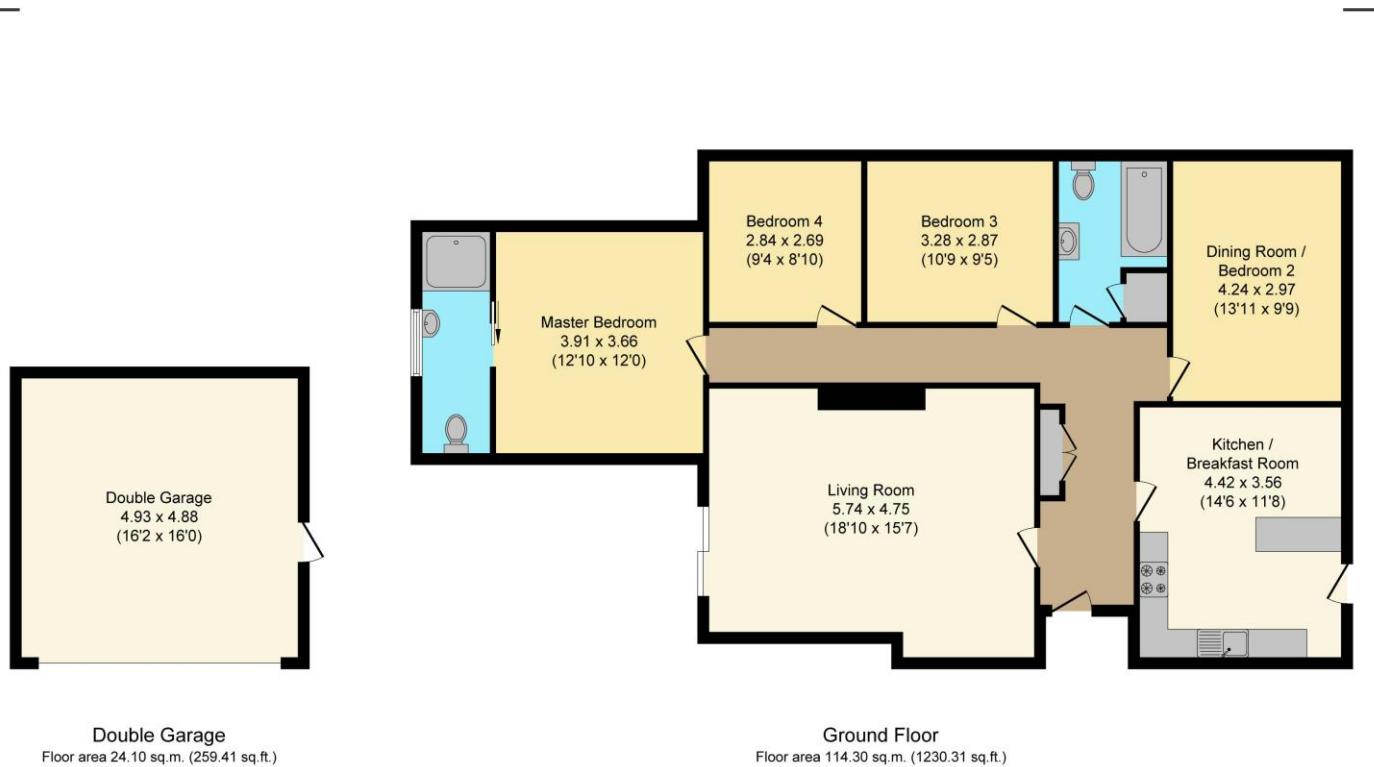
All 4 Bedrooms are generous doubles, with the principal bedroom further benefiting from a 3-piece En-suite Shower Room. The Main Bathroom comprises a 3-piece suite including a WC, wash hand basin and bath.

To the front of the property are extensive lawned gardens, along with a Double Garage and driveway parking for several vehicles, accessed via double gates.

The rear garden is a true standout feature and must be seen to be fully appreciated. Beautifully landscaped and incredibly private, it features approximately 8' (2.44m) hedging, an abundance of mature flowers and shrubs, areas of stone chippings, well-kept lawns and multiple seating areas - allowing you to enjoy the sun throughout the day. This outdoor space is a genuine gardener's paradise. Additional features include a wooden storage shed, a side door into the double garage, and a charming 'secret garden' at the far end, home to a further variety of flowers, shrubs and trees.

Council Tax Band

E - North Devon Council



Total floor area: 138.40 sq.m. (1489.72 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/subsystem.coached.paid>

From Barnstaple Town, continue over the Long Bridge and up Sticklepath Hill. Continue to The Cedars roundabout and proceed straight across signposted Fremington / Bickington. Continue through Bickington. Drive through Fremington, passing the shops on your left hand side, and take the right hand turning into Chilpark. After a short distance, turn right and follow the road. At the bottom, turn right again into The Green to where number 1 will be found at the very end of the development 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 and individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

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105-106 Boutport Street
Barnstaple
Devon
EX31 1SY

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Email: barnstaple@bopproperty.com

