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Changing Lifestyles

43 Home Farm Road
Fremington
Barnstaple
Devon
EX31 3DJ

Guide Price: £367,500 Freehold



Changing Lifestyles

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43 Home Farm Road, Fremington, Barnstaple, Devon, EX31 3DJ

A WELL-PRESENTED & EXTENDED DETACHED BUNGALOW

- 3 Bedrooms
- Wet Room & Bathroom
- Modern fitted Kitchen
- Open-plan Lounge / Diner opening to the south-facing rear garden
- Well-maintained & nurtured, private, south-facing rear garden
- Ramped access to the large Entrance Porch with extra-wide entrance door (great for those with limited mobility)
- No onward chain



Barnstaple Town Centre, the historic and regional centre of North Devon, is surrounded by beautiful countryside and some of the area's best beaches. As the commercial centre of the region, the town centre offers a variety of banking, schooling and recreational facilities including a theatre, cinema, leisure centre, restaurants and the North Devon District Hospital. The vibrant town combines modern shopping amenities with a bustling market atmosphere.

The A361 North Devon Link Road provides convenient access to the M5 motorway network and beyond. Exmoor National Park and North Devon's famous surfing beaches at Croyde, Putsborough, Saunton (also with Championship golf course) and Woolacombe are all within about half an hour by car. The nearest International airports are at Bristol and Exeter.



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Located in a prominent position within the popular village of Fremington is this well-presented and extended 3 Bedroom detached bungalow with a private, south-facing rear garden which has been well-maintained and nurtured by the current owners.

The property benefits from having ramped access to the large Entrance Porch with an extra-wide entrance door (great for those with limited mobility). Internally, the property benefits from 3 double Bedrooms to the front elevation (all enjoying distant countryside views towards Saunton), a modern fitted Kitchen with ample storage and an open-plan Lounge / Diner which opens to the south-facing rear garden.

Outside, the property boasts a spacious, private, south-facing rear garden which has patio pathways and side access to both sides of the property, a lawn, a Shed with power and light, decking and bedding plant borders which have an array of fruit trees, mature shrubs and wild meadow flowers.

Available for sale with no onward chain and located in a prime position, an early viewing is highly advised.

Entrance Porch

Extra-wide, wheelchair-friendly entrance door. 3 UPVC double glazed windows. Luxury vinyl tiled flooring.

Entrance Hall

Radiator, power points, luxury vinyl tiled flooring.

Lounge / Diner - 27'1" x 11'2" (8.26m x 3.4m)

A spacious, open-plan Lounge / Diner with UPVC double glazed window overlooking the south-facing rear garden and UPVC double glazed door to rear garden. Feature fireplace housing gas fire. Ample space for living and dining furniture. 2 radiators, power points, TV point, telephone point, fitted carpet.

Kitchen - 11'11" x 10'9" (3.63m x 3.28m)

A spacious and modern Kitchen fitted with matching white floor and units comprising cupboards and drawers with worktop over and tiled splashbacking. 1.5 bowl stainless steel sink and drainer. Built-in 4-ring electric hob with extractor canopy over, built-in eye level electric double oven. 2 large built-in storage cupboards (currently used as a pantry). Space for fridge / freezer. Space for breakfast table. Radiator, power points, luxury vinyl tiled flooring. UPVC double glazed window overlooking the south-facing rear garden.

Bedroom 1 - 11'9" x 10'7" (3.58m x 3.23m)

A spacious and light double Bedroom with UPVC double glazed window enjoying distant countryside views. 2 built-in double-width wardrobes with sliding doors. Radiator, power points, TV point, fitted carpet.

Bedroom 2 - 10'11" x 9' (3.33m x 2.74m)

A well-proportioned and light double Bedroom with UPVC double glazed window enjoying distant countryside views. Radiator, power points, TV point, fitted carpet.

Bedroom 3 - 15'11" x 7'5" (4.85m x 2.26m)

Converted from the Garage to create a spacious double Bedroom with UPVC double glazed windows to front and side elevations. Built-in double-width wardrobes. Power points, TV point, fitted carpet.

Utility Room - 6' x 4'8" (1.83m x 1.42m)

Storage cupboards. Wall mounted boiler. Space and plumbing for washing machine. Luxury vinyl tiled flooring.

Wet Room - 5'10" x 4'5" (1.78m x 1.35m)

A modern fitted Wet Room with walk-in shower, WC and hand wash basin. Waterproof wall panelling, non-slip flooring, extractor fan. UPVC double glazed obscure window.

Rear Porch

Radiator, luxury vinyl tiled flooring. UPVC double glazed window. UPVC double glazed obscure door to rear garden.

Bathroom - 7'5" x 5'5" (2.26m x 1.65m)

3-piece white suite comprising panelled bath with fully tiled surround, WC and hand wash basin with tiled splashbacking. Towel radiator, luxury vinyl tiled flooring. UPVC double glazed obscure window.

Outside

To the front of the property is a low-maintenance garden with a large gravelled area and circular rose bed. A sloped pathway gives access to the Entrance Porch.

There is a private driveway providing off-road parking for 1 vehicle and scope to create further off-road parking, if required. Outside power connected.

To the rear of the property is a lovely, private, south-facing garden with pedestrian access to both sides of the property. There is a large patio providing ample room for a table and chairs. The upper tier is lawned and bordered by raised beds and borders housing several mature trees, shrubs and fruit trees. A pathway leads to a decking area and Garden Sheds (1 with power connected). Outside power connected and water tap.

Council Tax Band

C with Improvement Indicator - North Devon Council
If the property has been improved or extended since it was placed in a Council Tax band, a Yes will be shown. If a Yes is shown, the band will be reviewed and may increase following the sale of the property.

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Floor Plan

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		82
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Directions

From Barnstaple, continue over the Long Bridge and up Sticklepath Hill. Continue towards Fremington and upon reaching the Cedars Inn roundabout, continue straight over signposted Bickington / Fremington. Continue through Bickington and onto Fremington via Bickington Road. Continue up Mill Hill and onto Yelland Road proceeding through the traffic lights. Take the next left hand turning onto Beechfield Road. Turn immediately right onto Home Farm Road. The property will be found on your right hand side with a numberplate clearly displayed.

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.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

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