

43 Home Farm Road Fremington Barnstaple Devon EX313DJ

# Guide Price: £367,500 Freehold







### 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, southfacing rear garden
- Ramped access to the large Entrance Porch with extra-wide entrance door (great for those with limited mobility)
  - No onward chain

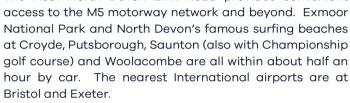


cinema, leisure centre, restaurants and the North Devon District Hospital. The vibrant town combines modern shopping amenities with a bustling market atmosphere. The A361 North Devon Link Road provides convenient access to the M5 motorway network and beyond. Exmoor National Park and North Devon's famous surfing beaches at Croyde, Putsborough, Saunton (also with Championship

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,









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 southfacing rear garden.

Outside, the property boasts a spacious, private, southfacing 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.

# Changing Lifestyles

### **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.

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



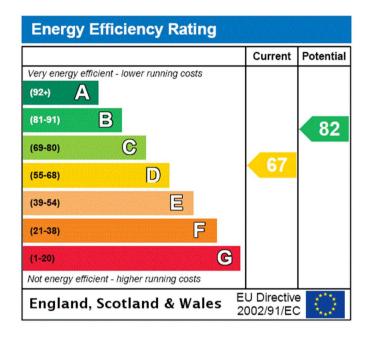


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PropertyBOX

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### **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.

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