



Bond
Oxborough
Phillips

Changing Lifestyles

30 Elmlea Avenue
Fremington
Barnstaple
Devon
EX31 3DF

Guide Price: £270,000 Freehold



Changing Lifestyles

01271 371 234
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30 Elmlea Avenue, Fremington, Barnstaple, Devon, EX31 3DF

A SEMI-DETACHED PROPERTY IN NEED OF MODERNISATION & POTENTIAL FOR EXTENSION



- 3 Bedrooms

- A fantastic opportunity for those looking to put their own stamp on a property
 - Situated within close proximity to public transport links, nearby schools & local amenities
- Various walking & cycling routes nearby on the local Tarka Trail
 - Driveway parking
 - South-facing rear garden
 - No onward chain
- Don't miss the chance to transform this property into your dream home



Fremington is 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



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This 3 Bedroom semi-detached property offers a fantastic opportunity for those looking to put their own stamp on a home, as it is in need of modernising and offers potential for extension, subject to the necessary planning consents.. The house boasts 3 well-proportioned Bedrooms, the first bedroom benefits from dual aspect windows allowing plenty of natural light to flood the room whilst the second and third Bedrooms also enjoy an abundance of natural light, creating bright and airy spaces.

Situated in a location with excellent public transport links, nearby schools, local amenities and a strong local community, this property is ideal for families or professionals looking to settle in a vibrant neighbourhood. For those who enjoy outdoor activities, there are various walking and cycling routes nearby on the local Tarka Trail.

Unique features of this property include parking and a south-facing garden whilst also being offered for sale with no onward chain. Don't miss the chance to transform this property into your dream home.

Entrance Hall

UPVC double glazed front entrance door. Stairs rising to First Floor. Radiator, power points, fitted carpet.

Lounge - 16'5" x 12' (5m x 3.66m)

A large, dual aspect room with UPVC double glazed window to front and rear elevations. Feature place housing gas fire. Radiator, power points, fitted carpet.

Kitchen / Diner - 13'11" x 10'11" (4.24m x 3.33m)

Fitted Kitchen with matching wall and floor units, worktop surfaces with tiled splashbacking and inset stainless steel sink and drainer. Built-in 4-ring gas hob with electric oven below. Space and plumbing for washing machine. Space for additional appliances. Space for dining table. Pantry storage. Vinyl flooring, radiator. UPVC double glazed window to rear garden. Door to Utility Room, WC and Storage.

Utility Room - 7'5" x 5'11" (2.26m x 1.8m)

Power point, water tap.

WC

WC. Tiled splashbacking. UPVC double glazed obscure window.

Storage - 5'11" x 5'2" (1.8m x 1.57m)

Previously used to store coal.

First Floor Landing

UPVC double glazed window to front elevation. Hatch access to loft space. Fitted carpet.

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Bedroom 1 - 16'5" x 9'3" (5m x 2.82m)

A large, dual aspect Bedroom with UPVC double glazed window to front and rear elevations. Built-in storage cupboard. Radiator, power points, fitted carpet.

Bedroom 2 - 10'2" x 9'5" (3.1m x 2.87m)

A light double Bedroom with UPVC double glazed window overlooking the south-facing rear garden. Radiator, power points, fitted carpet.

Bedroom 3 - 10'10" x 7' (3.3m x 2.13m)

A well-proportioned Bedroom with UPVC double glazed window to rear elevation. Radiator, power points, fitted carpet.

Shower Room - 5'11" x 5'10" (1.8m x 1.78m)

3-piece white suite comprising corner shower enclosure with waterproof wall panels, WC and hand wash basin with tiled splashbacking. Towel radiator, vinyl flooring. UPVC double glazed obscure window to front elevation.

Outside

To the front of the property there is driveway parking for 1 vehicle. Is it possible to create further off-road parking by using the garden, if required.

The front garden is laid to lawn enclosed by hedging and complemented by flower and shrub borders and beds. A pathway leads to the front entrance door.

The rear garden is south-facing and mature, laid to lawn and enclosed by hedging and fencing complemented by shrubs and plants. Side access is shared with the neighbouring property to access the rear garden with its own private gate.

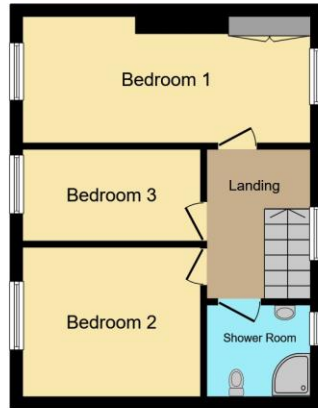
Council Tax Band

B - North Devon Council

30 Elmlea Avenue, Fremington, Barnstaple, Devon, EX31 3DF



Ground Floor



First Floor

Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01271 371 234 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		85
(69-80) C	71	
(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 Town Centre, proceed over the Long Bridge and up Sticklepath Hill following the A3125 towards Bickington / Fremington. At The Cedars roundabout, take the second exit following signs for Bickington / Fremington on Bickington Road / A3125. Proceed through the village of Bickington. Continue onto Mill Hill / B3233. Continue onto Yelland Road / B3233 and proceed through the traffic lights. Take the next left hand turning onto Beechfield Road. Take the fourth left hand turning into Elmlea Avenue to where number 30 will be found on your left 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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