



Bond
Oxborough
Phillips

Changing Lifestyles

2 Gibbs Plantation
Fremington
Barnstaple
Devon
EX31 3UN

Guide Price: £320,000 Freehold



Changing Lifestyles

01271 371 234
barnstaple@boproperty.com

2 Gibbs Plantation, Fremington, Barnstaple, Devon, EX31 3UN

AN IMMACULATE SEMI-DETACHED PROPERTY



- 3 Bedrooms (1 En-suite)
- Expansive Reception Room with direct access to the garden
- Modern Kitchen with dedicated dining space
 - Charming rear garden
 - Garage with parking to the front
- Situated in a quiet close with excellent public transport links & local amenities in close proximity
 - No onward chain



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.



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Nestled within the sought-after development of Gibbs Plantation is this immaculate, semi-detached property. Situated in a quiet close in the well-regarded village of Fremington, this spacious residence boasts 3 Bedrooms and was expertly constructed by Bunny Homes in 2020. This property comes with the remaining balance of its NHBC warranty, providing buyers with additional peace of mind.

The layout of this home has been thoughtfully designed to accommodate modern living. The expansive Lounge provides an inviting ambiance and spacious living area with direct access to the garden, perfect for effortless indoor-outdoor living. The property also benefits from a modern Kitchen, equipped with contemporary appliances and a dedicated dining space, encouraging family meals and entertaining.

The property offers 3 well-proportioned Bedrooms, 2 of which are doubles. The Primary Bedroom boasts an En-suite, providing an added level of convenience and privacy. A Family Bathroom with a 3-piece suite caters to the rest of the home.

Externally, the property offers a charming garden, predominantly laid to lawn, with a patio area perfect for outdoor dining and relaxation. A unique feature of this property is the Garage, accessible through the garden and located under a coach house, with driveway parking to the front.

The location of this property is particularly appealing, with excellent public transport links and local amenities in close proximity. Together with a strong local community, this property is ideally suited for families. This residence is offered for sale with no onward chain, providing an excellent opportunity for families seeking a move-in ready home in a desirable location.

Council Tax Band

C - North Devon Council

Agents Note

We are advised by the vendors that there is a Maintenance Charge of £269.00 per annum payable for future management of the estate and maintenance of areas of open space. There is a small insurance charge related to the property which is located above the garage - this is approximately £20.00 per annum.



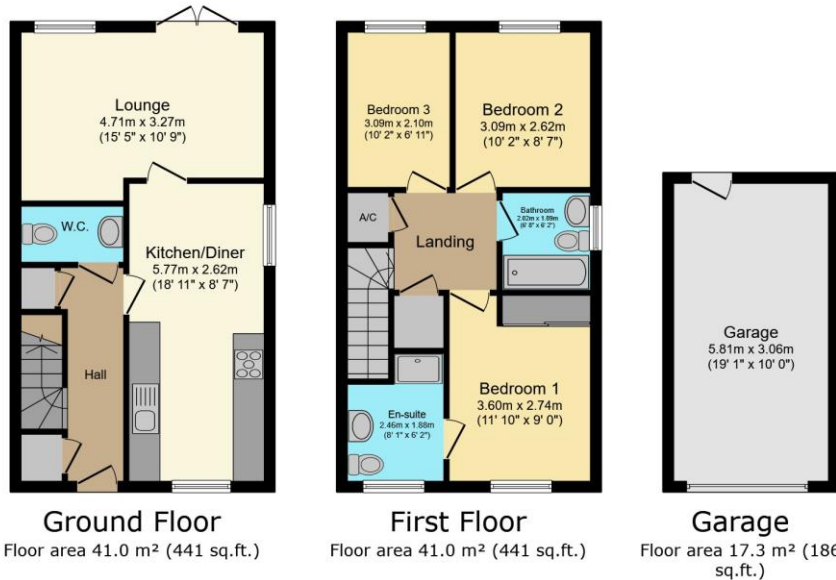
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Have a property to sell or let?

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.



TOTAL: 99.2 m² (1,068 sq.ft.)

This floor plan is for illustrative purposes 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 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

Directions

Directions to this property can be easily found by using What3words: <https://w3w.co/allows.cubed.tiling>

From Barnstaple, continue over the Long Bridge and up Sticklepath Hill. Continue towards Bickington / Fremington. At The Cedars roundabout, continue straight on signposted Bickington / Fremington. Continue through the villages and, prior to reaching Yelland, take the left hand turning into Sampson's Plantation. Continue up the road and take the first right hand turning. Follow this road along until you reach the turning into Gibbs Plantation to where you will find number 2 located on your left hand side with a numberplate clearly displayed.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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.