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Changing Lifestyles

38 Merrythorn Road
Fremington
Barnstaple
Devon
EX31 3AL

Offers Over: £320,000 Freehold



Changing Lifestyles

01271 371 234
barnstaple@boproperty.com

38 Merrythorn Road, Fremington, Barnstaple, Devon, EX31 3AL

A BEAUTIFULLY EXTENDED SEMI-DETACHED HOUSE



- 3 Bedrooms
- Large, light-filled Lounge
- Impressive Conservatory that overlooks the sunny garden
 - Well-equipped Kitchen
- Garage conversion to include a useful utility area alongside storage space
- Planning permission to create a fourth En-suite Bedroom
- Delightful rear garden - perfect for relaxing or entertaining in the sun
 - Private driveway parking
- Set at the far end of a tranquil cul-de-sac



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Overview

Set at the far end of a tranquil cul-de-sac in the highly regarded village of Fremington, this beautifully extended semi-detached home offers a harmonious blend of space, comfort and potential. With its attractive brick frontage and versatile layout, it is perfectly suited for a growing family.

Upon entering, a spacious and welcoming Reception Hall sets the tone, leading to a large, light-filled Lounge. This flows effortlessly into an impressive Conservatory, a standout feature of the home that overlooks the sunny and generously proportioned garden. The well-equipped Kitchen provides all the essentials for modern family living, while the Garage has been partially converted to include a useful utility area alongside storage space.

Upstairs, the property boasts 3 comfortable Bedrooms and a Bathroom, offering plenty of room for everyone. For those seeking additional space, the existing planning permission to extend above the Garage to create a fourth En-suite Bedroom offers an exciting opportunity to further enhance the property's appeal.

Outside, the home continues to impress. The rear garden is a delightful retreat - perfect for relaxing or entertaining in the sun, while a private driveway at the front provides convenient off-road parking.

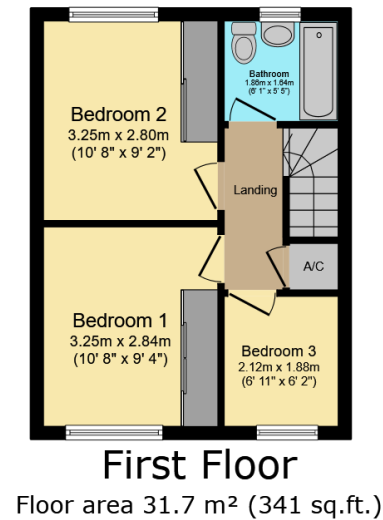
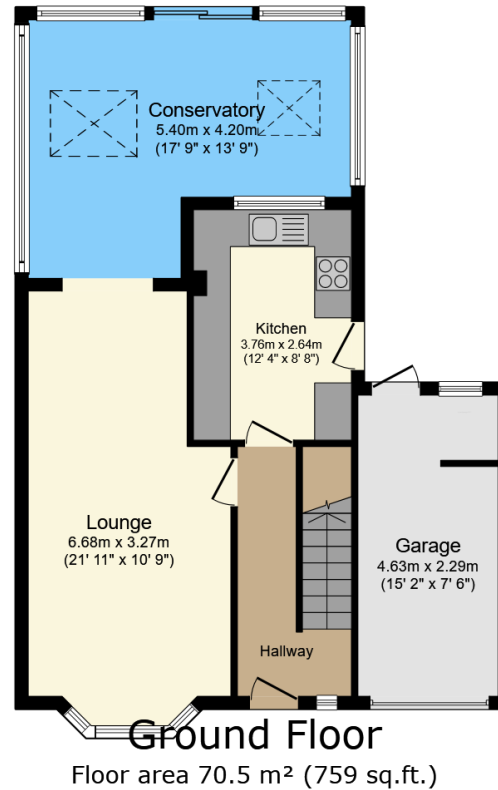
Situated in the popular and self-contained village of Fremington, this home benefits from excellent local amenities, schools and a welcoming community atmosphere. This charming property truly combines practicality and potential in a wonderful location.

Arrange a viewing today to see all this home has to offer.

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, the band will be reviewed and may increase following the sale of the property.



TOTAL: 102.2 m² (1,100 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 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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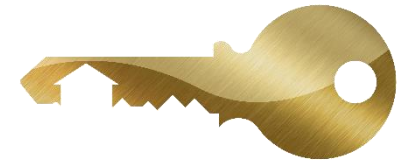
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Area Information

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

From Barnstaple, continue over the Long Bridge and up Sticklepath Hill. Continue to The Cedars roundabout and proceed straight across signposted Bickington / Fremington. Continue through Bickington and into Fremington. After passing the parade of shops on your left hand side, take the left hand turning onto Beechfield Road. Turn immediately right onto Home Farm Road and then right again onto Merrythorn Road to where number 38 will be located towards the end of the cul-de-sac on your right hand side clearly displaying a numberplate.

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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We are here to help you find and buy your new home...

105-106 Boutport Street

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Please do not hesitate to contact
the team at Bond Oxborough
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for a free conveyancing quote and
mortgage advice.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	69	
(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	