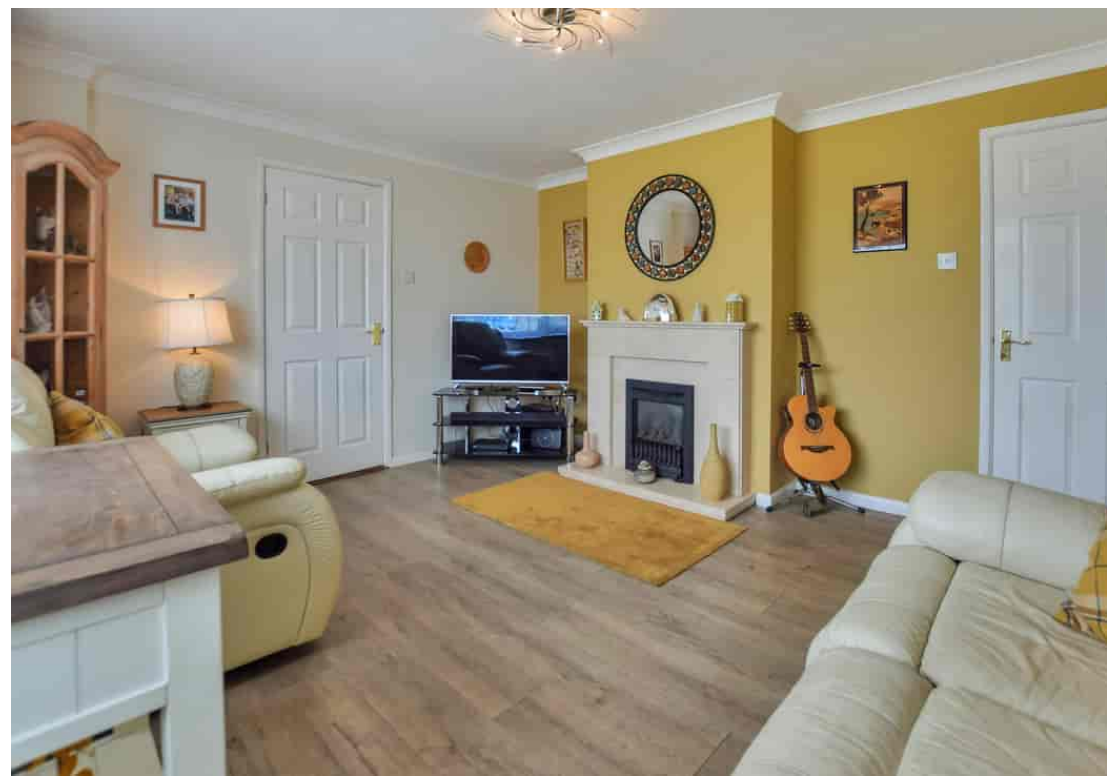




John  
Smale  
Co. est 1900  
FOR SALE

21 Home Farm Road, Fremington, Barnstaple, Devon, EX31 3DH





## 21 Home Farm Road, Fremington, Barnstaple, Devon, EX31 3DH

### Guide Price £395,000

John Smale & Co are pleased to offer For Sale this Extended Four Bedroom Detached Bungalow being situated within short walking distance of the village amenities of Fremington. The accommodation comprises in brief of Lounge, Kitchen, Spacious Conservatory providing additional living and dining space, Four Bedrooms with an En-Suite to the Master Bedroom and Family Bathroom. To the front of the property, is a Private Driveway which provides parking for approximately 4/5 vehicles and to the rear there is a Good Sized Level Rear Garden and Sun Terrace with Veranda.

The property is situated in the heart of Fremington, which offers facilities including church, school, post office, health centre, hairdressers, Fremington Quay with direct access to the Tarka trail, character pubs and excellent restaurants. Other nearby villages include Northam with its Burrows Country Park offering many attractive walks and stunning vistas, Appledore, famous for its pretty winding streets and quayside overlooking the Estuary across to Instow, and Westward Ho!, with its long sandy beaches and championship golf course. Approximately 4 miles distance is the port and market town of Bideford where a wide range of national and local shopping, banking and recreational facilities can be found and the bustling town of Barnstaple, approximately 6 miles distance, offers amenities including theatre, college and the acclaimed 'Green Lanes' shopping centre.

# 21 Home Farm Road, Fremington, Barnstaple, Devon, EX31 3DH

---

Extended Detached Bungalow  
Lounge and Stylish Fitted Kitchen  
Large Conservatory  
Four Bedrooms (1 Ensuite) and Family Bathroom  
Study / Hobby Room  
Driveway with Parking for 4/5 Cars  
Garage Store  
Gas Centrally Heated & Double Glazed  
Lovely Rear Garden with Veranda  
Close To Village Amenities



---

## Entrance Hall

### Lounge

4.27m x 3.80m (14' 0" x 12' 6")  
With fireplace.

### Kitchen

3.64m x 3.02m (11' 11" x 9' 11")  
Modern fitted refurbished kitchen. Opening through to conservatory.

### Conservatory

5.20m x 3.30m (17' 1" x 10' 10")

## Study / Hobby Room/Occasional Bedroom

2.76m x 2.25m (9' 1" x 7' 5")  
Room offering flexible use. Room converted from part of the garage.

### Bedroom One

3.84m x 3.16m (12' 7" x 10' 4")  
With fitted wardrobe.

### En-Suite Shower Room

Stylish newly fitted suite.

## Bedroom Two

3.34m x 3.37m (10' 11" x 11' 1")  
French doors to garden.

### Bedroom Three

3.36m x 2.47m (11' 0" x 8' 1")

### Bedroom Four

3.84m x 1.91m (12' 7" x 6' 3")

### Family Bathroom

2.23m x 1.65m (7' 4" x 5' 5")

### **Garage Store**

2.25m x 2.76m (7' 5" x 9' 1")

Garage door to front. Door leading through to hobby room.

### **Outside**

To the front of the property, there is a private driveway, leading to an extensive parking area, for approximate 4/5 cars. To the rear is a lovely mature garden, laid mainly to lawn, with patio and seating areas, sun terrace with veranda, raised flower beds and a useful garden shed. A great place to relax, play or entertain.

### **SERVICES**

All Mains Services Connected. Gas, Electric and Water.

Council Tax Band: C.

Please note: Council Tax bandings can be reassessed after a change of ownership. For further information please contact the local authority.

EPC Energy Rating: C.

Tenure: Freehold.

### **DIRECTIONS**

After entering Fremington from a Barnstaple direction, follow the main road, passing The New Inn on your left. Take a left hand turn into Higher Road and follow road to the right, as it merges into Beechfield Road. Take the left turn into Home Farm Road and the property can be found on your left, with For Sale board clearly displayed.

*At John Smale & Co we don't just sell houses!  
Contact us now for information on all of our other services including Auctions, Commercial Property and Market leading independent financial advice.*



GROUND FLOOR  
1242 sq.ft. (115.3 sq.m.) approx.



TOTAL FLOOR AREA: 1242 sq.ft. (115.3 sq.m.) approx.  
Made with Metropix ©2023

Any representation made by John Smale & Co Estate Agents, whether orally or in writing made in reference to these particulars, or prior to them being produced is believed to be correct, but its accuracy is not guaranteed, and it should not be relied on. Any areas, land plans, measurements, distance, or orientations are given in good faith but approximate only. The property, its services, appliances, fixtures, and fittings have not been surveyed or tested by John Smale & Co Estate Agents. Any reference to any property alterations is not a statement that any necessary planning, building regulations or other consent has been granted. The agents advise buyers to instruct their chosen solicitors, surveyors, or any other relevant property professionals to clarify any matters concerning the property.



