



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





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£450,000

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.

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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.
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