



Park Close, Fremington, Barnstaple, Devon, EX31 2PQ



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Guide Price £305,000

John Smale & Co are absolutely delighted to offer to the market this 3 BEDROOM, DETACHED FAMILY HOME situated in the popular residential area of Fremington. Offering spacious family accommodation as well as a REAR GARDEN, off street parking and a GARAGE, only a short drive from both Instow and Barnstaple.

Accommodation comprises of main ENTRANCE HALL leading to LIVING/DINING ROOM, KITCHEN and stairs leading to the first floor. The galley KITCHEN benefits from a large front aspect window, making the room very bright, there is plenty of work top and cupboard space, as well as lots of room for base level units and integrated appliances and a door leading out to the side of the garden. The LIVING/DINING ROOM is wonderfully proportioned, has a fitted gas fireplace and double door leading out to the rear garden. There is plenty of room for standing furniture and benefits from a built-in storage cupboard. Up the stairs leads to the landing with entrance ways to 3 BEDROOMS, large airing cupboard and family BATHROOM, which is well presented and consists of shower, wash basin and low level w/c. The MASTER BEDROOM is a particularly well-proportioned double, full of light and lots of room for standing units. BEDROOM 2 is a double, again bright and airy due to a large window with plenty of space for furniture. BEDROOM 3 is a generous single, benefitting from a large front aspect window and space for standing furniture.

The property benefits from a neatly tarmacked DRIVEWAY leading to a large single GARAGE. Front GARDEN could easily become more off-road parking, subject to all necessary consents being granted. To the rear, a manageable, bright back GARDEN, a mix of lawn, shrubs and neat paving making for a lovely, low maintenance outside space, not overlooked by neighbours and complete with a small pond.

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Sought After Fremington Location
Quiet Cul-De-Sac
Detached Property
Bright And Spacious Living / Dining Room
Well Appointed Kitchen
Master Bedroom
Two Further Bedrooms
Family Bathroom
Front And Rear Gardens
Garage

Entrance Hallway

Kitchen

9' 5" x 7' 9" (2.87m x 2.36m)

Living Room

16' 0" x 15' 4" (4.88m x 4.67m)

Stairs To First Floor Landing

Bedroom One

9' 6" x 12' 5" (2.90m x 3.78m)

Bedroom Two

9' 6" x 10' 8" (2.90m x 3.25m)

Bedroom Three

7' 10" x 7' 5" (2.39m x 2.26m)

Family Bathroom

Outside

The property is approached via a neatly tarmacked driveway leading to a large single garage. The front garden could easily become more off-road parking, subject to all necessary consents being granted. To the rear, there is a manageable, bright back garden, a mix of lawn, shrubs and neat paving making for a lovely, low maintenance outside space, not overlooked by neighbours and complete with a small pond.

Garage

8' 10" x 12' 9" (2.69m x 3.89m)

SERVICES

Services: We understand all mains services are connected.

Council Tax Band: C.

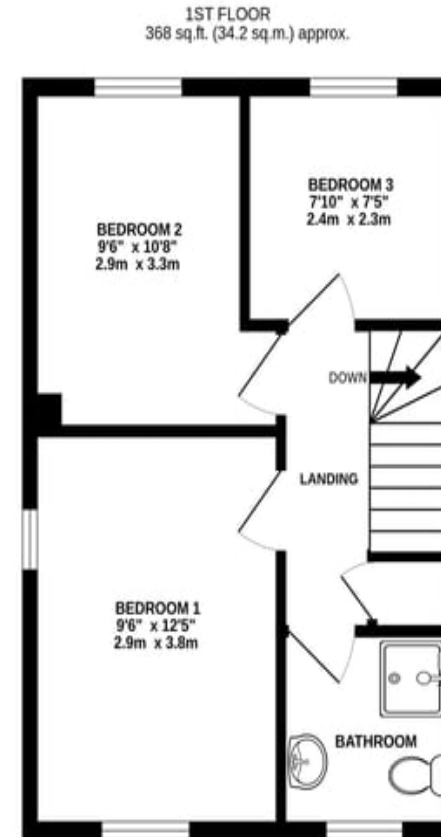
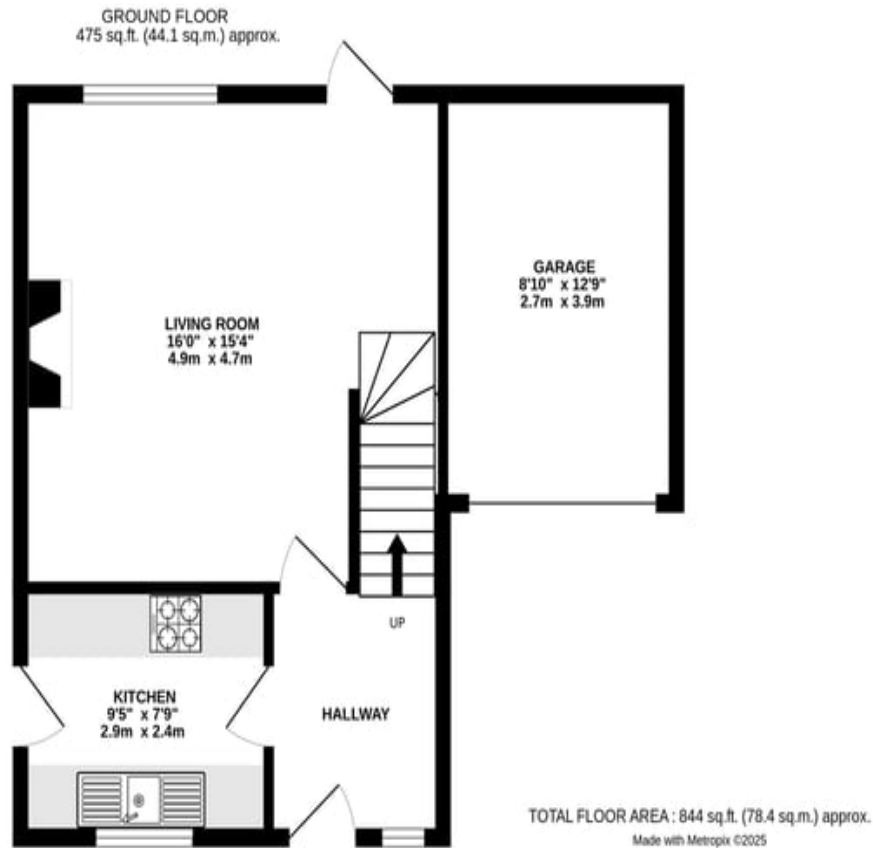
Please note: Council Tax bandings can be reassessed after a change of ownership. For further information please contact the local authority.

EPC Energy Rating: C.

DIRECTIONS

For directions to the property, follow Sat Nav EX31 2PQ.

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financial advice.*



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	70	
(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		



