



24 Beards Road, Fremington, Barnstaple, Devon, EX31 2PG





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£370,000

As a location, Fremington is becoming one of THE most sought after areas in North Devon. Although a satellite village of Barnstaple, Fremington has a strong identity of it's own and a wonderful range of facilities including the excellent Health Centre, range of shops, take aways , pubs and of course the well known Han Court Chinese restaurant. Nestled in the popular Beards Road, this detached home was built by the reputable Lovells Builders and has been further enhanced by the redevelopment of the garage into an En-Suite bedroom. Houses in this desirable location are rarely available for long and the agents recommend an early internal viewing.

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Sought After Fremington Location
Detached Family Home
Garage Conversion Providing Ground Floor En-Suite 4th Bedroom
Generous Lounge / Dining Room
High Quality Conservatory
Fitted Kitchen
Enclosed Rear Garden
Off Road Parking For 2 Vehicles



Entrance Hallway

Downstairs W/C

Lounge / Diner

6.71m x 2.75m (22' 0" x 9' 0")

Kitchen

4.57m x 2.43m (15' 0" x 8' 0")

Conservatory

3.04m x 2.43m (10' 0" x 8' 0")

Bedroom One

3.35m x 2.13m (11' 0" x 7' 0")

En-Suite Bathroom

2.13m x 1.52m (7' 0" x 5' 0")

Stairs to First Floor Landing

Bedroom Two

3.35m x 2.75m (11' 0" x 9' 0")

Bedroom Three

3.05m x 2.75m (10' 0" x 9' 0")

Bedroom Four

2.43m x 2.14m (8' 0" x 7' 0")

Family Bathroom

2.43m x 1.52m (8' 0" x 5' 0")

Outside

To the front of the property is a driveway providing off road parking for two vehicles. Whilst to the rear, there is an enclosed garden mainly laid to lawn and bounded by sturdy walls and timber fencing.

SERVICES

Services: We Understand All Mains Services Are Connected At The Time Of Inspection.

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.

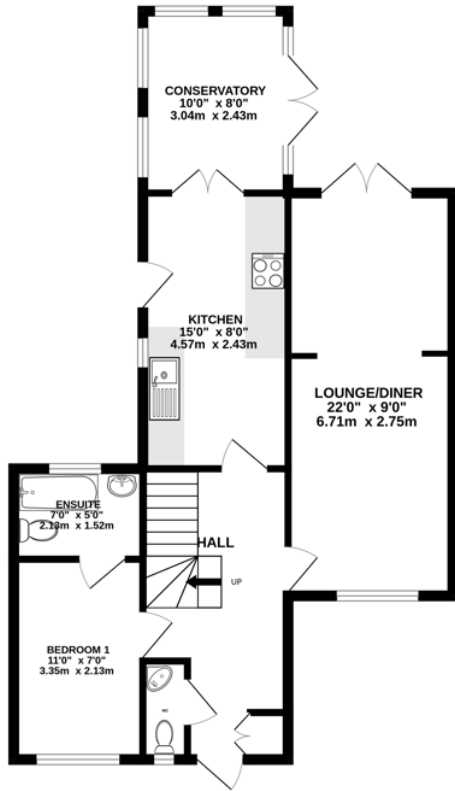
DIRECTIONS

From Barnstaple proceed through Bickington until reaching the village of Fremington and, passing Redlands Road on the left hand side, continue along until reaching the Han Court restaurant on the right and turn left into Beards Road, where the house will be seen a short distance up on the left hand side.

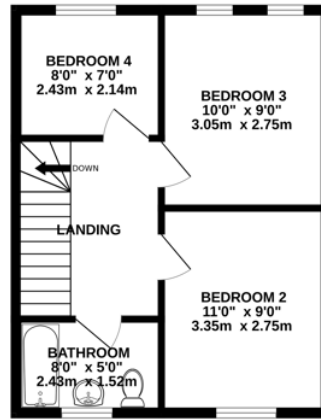
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GROUND FLOOR



1ST FLOOR



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Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(54-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		71	83
England, Scotland & Wales		EU Directive 2002/91/EC	

