



10 Pill View, Fremington, Barnstaple, Devon, EX31 3FS

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## 10 Pill View, Fremington, Barnstaple, Devon, EX31 3FS

### Unexpectedly Re-available £449,950

\*\*\*Unexpectedly Re-Available\*\*\*

An immaculate large 4/5 bed property situated in an excellent quiet location on this estate looking onto open space and mature trees. Major plus points of this house are the double garage, study for home working, location, garden, good quality accommodation and easy access to the Tarka trail, only a short walk away. We would recommend a viewing.

Situated in a cul-de-sac with off road parking in front of a double garage. Spacious entrance hallway leading to a large lounge with double doors to the garden and patio. Dining room with double doors to patio. Downstairs W.C, study room. Large kitchen/breakfast room with fully fitted modern kitchen with integrated appliances. Doorway to garden.

Upstairs is an impressive master bedroom with en-suite shower room. There are three other bedrooms and a family bathroom.

Well maintained gardens, the patio area is spacious and fully enclosed with patio and lawned areas. Fully double glazed and gas central heating. Benefits of an 10 year NHBC Guarantee.

Fremington is a highly sought after coastal location offering extensive views of the sea and of the Taw and Torridge Estuary together with surrounding picturesque scenery as well as direct access to the Tarka cycle path. The nearby village of Fremington offers facilities including church, school, post office and a public house. 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 distant is the port and market town of Bideford where a wide range of

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national and local shopping, banking and recreational facilities can be found and the bustling town of Barnstaple, approximately 5 miles distance, offers amenities including cinema, college and the acclaimed Green Lane Shopping Centre.

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Four/Five Bed House

Impressive Standards

Study

Double Garage & Ample Off Road Parking

Good Location

1900 sqft

Quiet cul-de-sac position

Protected Public Open Space

Large Plot

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## Ground Floor

**Front door into Hallway**

Spacious cloak cupboard.

**Separate W.C**

**Study**

2.18m x 2.96m (7' 2" x 9' 9")

**Lounge**

3.44m x 6.93m (11' 3" x 22' 9")

Double door to patio.

Double door leading to:

**Dining Room**

2.95m x 3.41m (9' 8" x 11' 2")

Double door to garden.

**Kitchen**

3.33m x 5.70m (10' 11" x 18' 8")

Spacious family area with room for breakfast table.

Ample work surfaces and kitchen storage. Modern

high quality kitchen with integrated fridge freezer,

dishwasher, plumbing for washing machine.

Back door to garden.

## First Floor

**Landing**

Airing cupboard

**Master En-Suite Bedroom**

3.5m x 5.26m (11' 6" x 17' 3")

Fitted wardrobes

En-suite: walk in shower, W.C and sink

**Bedroom Two**

3.15m x 4.63m (10' 4" x 15' 2")

### **Bedroom Three**

3.52m x 3.35m (11' 7" x 11' 0")

### **Bedroom Four**

2.02m x 3.79m (6' 8" x 12' 5")

### **Bathroom**

2.82m x 1.60m (9' 3" x 5' 3")  
bath with shower over, W.C

### **Outside**

To the front is a well maintained garden area with off road parking for 2 cars.

Double Garage: 5.38m x 5.53m (17' 8" x 18' 2")

Twin double doors, Storage in the eaves.

### **Rear Garden**

Level enclosed garden of a good size. Lawned area with surrounding flower beds. Patio area and further seating areas. The property benefits from sun most of the day facing South and West.

### **Property Facts**

Distance to nearest Town - Walk to Village - 4 Miles to Barnstaple

Nearest Medical Centre - Fremington Medical Centre

Nearest Primary School - Fremington

Nearest Secondary School - Barnstaple

Approx Rental income - £1,300 PCM

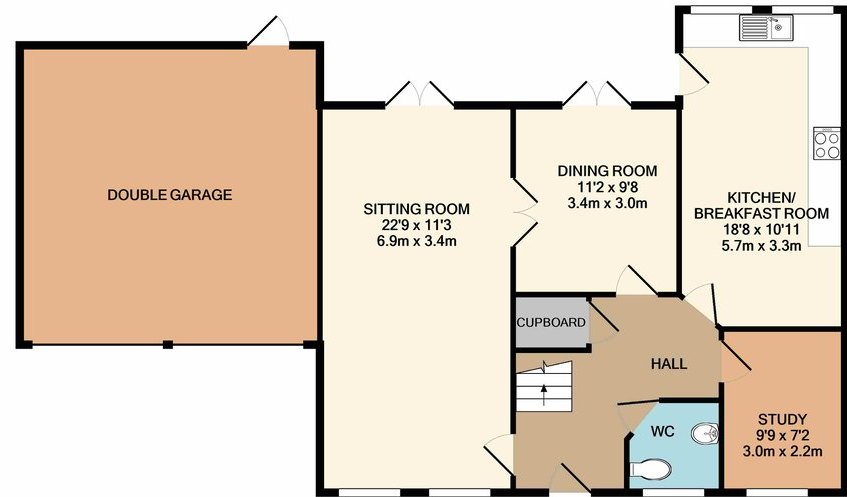
### **SERVICES**

Mains Connected, gas, electric and water.

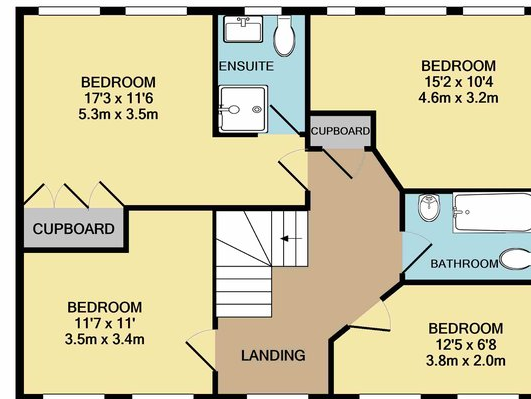
### **DIRECTIONS**

From Barnstaple, as you enter Fremington, go up the hill to the traffic lights with the shops on your left. Turn right after the traffic lights with the church on your right, into the estate. Follow Barracks Road, all the way round until you get to Omaha Road on your right. Turn left into Pill View (no sign yet) Follow road round to the right, then turn left towards the trees. The house is on your left.

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Energy Performance Certificate's, Auctions and New Homes.*



GROUND FLOOR  
APPROX. FLOOR  
AREA 1074 SQ.FT.  
(99.8 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 706 SQ.FT.  
(65.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1780 SQ.FT. (165.4 SQ.M.)  
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These particulars have been prepared for guidance only. We have not carried out a detailed survey, not tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that contents shown are included in the sale.



