



Elmlea Avenue, Fremington, Barnstaple, Devon, EX31 3DF



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Offers In Excess Of £250,000

‘Looking for a large back garden? Look no further’.

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

The accommodation comprises of a main ENTRANCE HALL leading to LIVING ROOM, DINING ROOM, KITCHEN and stairs leading to the first floor. The DINING ROOM benefits from a large front aspect window, making the room very bright. In the galley style KITCHEN there is plenty of work top and cupboard space, as well as lots of room for base level units and integrated appliances. Attached to the KITCHEN is an ever-useful UTILITY ROOM, which again offers great space for appliances, with worktop space and has a pantry cupboard installed and side entrance door leading to the front of the property. There is also a door leading to the REAR GARDEN. The LIVING ROOM is well proportioned and bright, featuring a front facing window and tall doors leading to the REAR GARDEN. There is plenty of room for a furniture suite and has a working wood burner.

The First floor accommodation comprises of a MASTER BEDROOM, TWO FURTHER BEDROOMS and a FAMILY BATHROOM. The MASTER BEDROOM is a great sized double with both front and back aspect windows, built-in cupboard space and plenty of room for furniture. BEDROOM TWO is a generously proportioned double with built-in cupboard and front facing window. BEDROOM THREE is again a well proportioned double, which is nice and bright and benefits from a front facing window. Plenty of space in here for any furniture. The FAMILY BATHROOM is well proportioned and features a shower, wash basin, low level W/C and heated towel rail.

The property benefits from a PAVED DRIVEWAY with parking for two cars. To the rear, there is a generously sized garden with a mix of lawn, shrubs and paving making for a lovely outside space. There is also an outside W/C.

Cross Street • Barnstaple • EX31 1BA • Telephone: 01271 342000 • barnstaple@johnsmale.com • www.johnsmale.com

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Terraced Property
Bright And Spacious Living Room
Well Proportioned Kitchen
Master Bedroom
Two Further Bedrooms
Family Bathroom
Utility Room
Sought After Fremington Location
Rear Garden
Close Proximity To School
Great Scope To Add Value



Entrance Hall

Living Room

10' 11" x 17' 0" (3.33m x 5.18m)

Dining Room

10' 2" x 10' 0" (3.10m x 3.05m)

Kitchen

14' 3" x 9' 7" (4.34m x 2.92m)

Utility Room

8' 9" x 14' 0" (2.67m x 4.27m)

Downstairs W/C

Stairs To First Floor Landing

Bedroom One

10' 11" x 17' 0" (3.33m x 5.18m)

Bedroom Two

10' 6" x 14' 0" (3.20m x 4.27m)

Bedroom Three

9' 7" x 11' 0" (2.92m x 3.35m)

Bathroom

Outside

The property benefits from a paved driveway with parking for two cars. To the rear, there is a generously sized garden with a mix of lawn, shrubs and paving making for a lovely outside space. There is also an outside W/C.

SERVICES

Services: We understand all mains services are connected.

Council Tax Band: B.

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

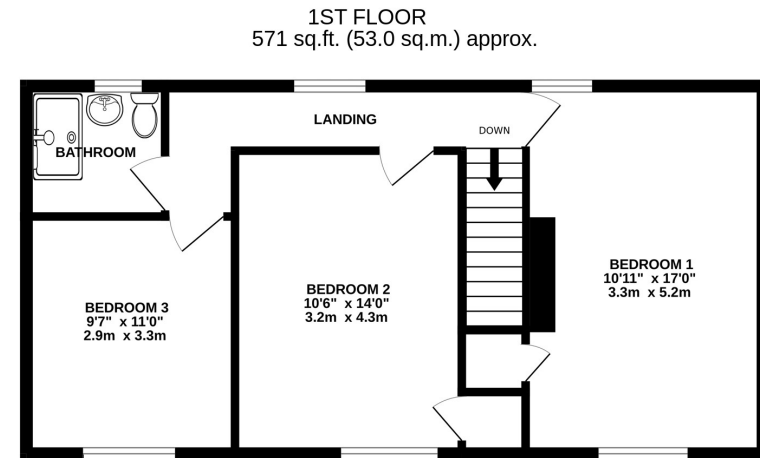
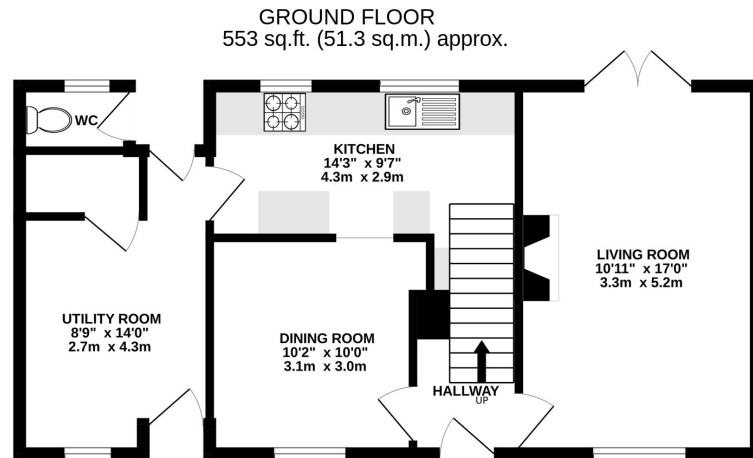
EPC Energy Rating: D.

DIRECTIONS

For directions to the property, follow Sat Nav EX31 3DF.

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Property and Market leading independent
financial advice.*





TOTAL FLOOR AREA : 1124 sq.ft. (104.4 sq.m.) approx.
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