



Merrythorn Road, Fremington, Barnstaple, Devon, EX31 3AL



Merrythorn Road, Fremington, Barnstaple, Devon, EX31 3AL

Guide Price £365,000

John Smale & Co are pleased to offer For Sale, this Immaculately Presented, Spacious and Extended 4 Bedroom Semi-Detached Property offering versatile and flexible accommodation throughout and being situated in a sought after residential location, close to the local village amenities and nearby attractions.

The accommodation comprises an Entrance Hall, Stylishly Presented Kitchen, Utility Room, Gaming Room/Office, Sitting Room, Extended Dining Room, Playroom/Hobby Room/Snug, Downstairs W/C. On the First Floor, there are 4 Good Sized Bedrooms - the Master Bedroom with walk-in Dressing Room and En-Suite Shower Room and a Family Bathroom.

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.

Merrythorn Road, Fremington, Barnstaple, Devon, EX31 3AL

Extended 4 Bedroom Semi-Detached House
Immaculate & Spacious Accommodation Throughout
Open Plan Sitting Room/Extended Dining Room
Stylishly Presented Kitchen with Utility Room
Master Bedroom with Walk-in Dressing Room and En-Suite Shower Room
Playroom/Hobby Room/Snug
Enclosed Rear Garden With An Extensive Patio Area
Off Road Parking
Situated In A Quiet Cul De Sac Location Close To Village Amenities
Available with No Onward Chain



Entrance Hall

3.18m x 1.83m (10' 5" x 6' 0")

Kitchen

3.78m x 2.54m (12' 5" x 8' 4")

Utility Room

3.86m x 2.57m (12' 8" x 8' 5")

Cloakroom/W/C

1.45m x 0.86m (4' 9" x 2' 10")

Office/Gaming Room

3.02m max x 2.69m (9' 11" max x 8' 10")

Sitting Room

4.52m x 4.14m (14' 10" x 13' 7")

Dining Room

3.53m max x 3.43m (11' 7" max x 11' 3")

Playroom / Snug / Hobby Room

3.17m x 2.59m (10' 5" x 8' 6")

First Floor Landing

5.87m x 0.89m (19' 3" x 2' 11")

Bedroom One

4.45m x 3.02m (14' 7" x 9' 11")

Walk-In Dressing Room

2.67m x 1.75m (8' 9" x 5' 9")

En-Suite Shower Room

2.64m x 1.22m (8' 8" x 4' 0")

Bedroom Two

2.82m x 2.64m (9' 3" x 8' 8")

Bedroom Three

3.18m x 2.39m (10' 5" x 7' 10")

Bedroom Four

2.01m x 1.91m (6' 7" x 6' 3")

Family Bathroom

2.64m max x 1.70m (8' 8" max x 5' 7")

Outside

To the front of the property, there is a private driveway with parking for 2/3 vehicles. To the rear, there is a fully enclosed, low maintenance rear garden offering a high degree of privacy with timber fencing. The garden has been tastefully landscaped, with seating areas, along with attractive raised flower beds. A lovely space for the family to relax, play or entertain.

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.

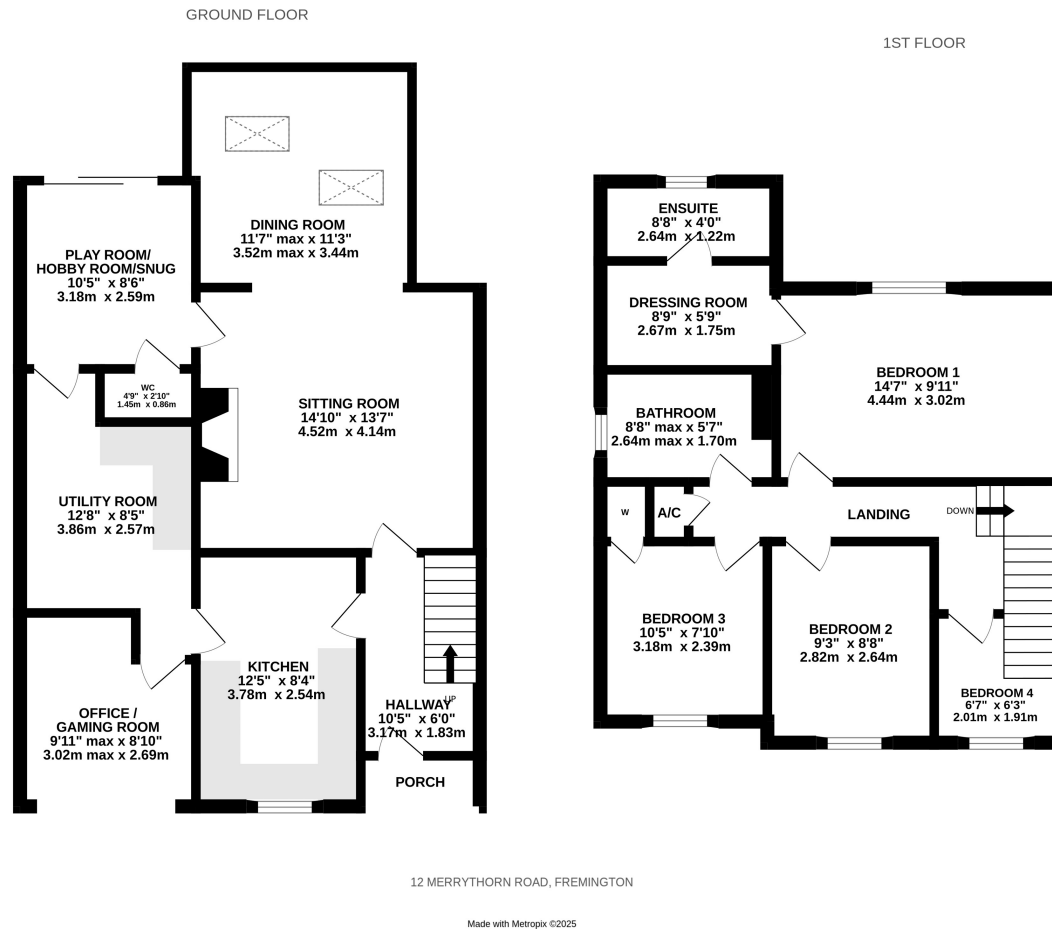
EPC Energy Rating: C.

DIRECTIONS

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

*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.*





Any representation made by John Smale & Co Estate Agents, whether orally or in writing made in reference to these particulars, or prior to them being produced is believed to be correct, but its accuracy is not guaranteed, and it should not be relied on. Any areas, land plans, measurements, distance, or orientations are given in good faith but approximate only. The property, its services, appliances, fixtures, and fittings have not been surveyed or tested by John Smale & Co Estate Agents. Any reference to any property alterations is not a statement that any necessary planning, building regulations or other consent has been granted. The agents advise buyers to instruct their chosen solicitors, surveyors, or any other relevant property professionals to clarify any matters concerning the property.

