



Taw Reach, Yelland Road, Fremington, Devon, EX31 3DU



Taw Reach, Yelland Road, Fremington, Devon, EX31 3DU

Auction Guide Price £350,000

FOR SALE BY PUBLIC AUCTION (UNLESS PREVIOUSLY SOLD). This spacious detached bungalow is of traditional construction but would benefit from some updating and general improvements which is more than reflected in the guide price. It enjoys lovely views across open fields to the Taw Estuary with Saunton in the distance. Conveniently located between the villages of Fremington and Instow, the bungalow enjoys a level location with the noted 21 bus service passing the door to both Barnstaple and Bideford.

To the front of the property, there is plenty of parking for four cars with mature shrubs and trees to the front giving a degree of privacy. There is access to the rear garden along both sides of the property and also access to the Detached Garage. The Rear Garden has incredible views over the countryside with it being mostly laid to lawn complimented by a patio seating area and raised flowerbeds.

The Ground Floor comprises of a Living Room with open fireplace, Dining Room, Kitchen and Conservatory with views to the rear, as well as Two Double Bedrooms with built-in wardrobes and a Wet Room. The First Floor offers a Large Bedroom with En-Suite in the roof space with a room off the Bedroom which could potentially make a study or wardrobe.

Situated on Yelland Road and is within a short walking distance of a local store, post office in Fremington village and some delightful walks. Instow, with its beach, is approximately 1.5 miles in distance and offers many maritime recreational facilities, popular pubs, restaurants and shops. The bus stop is nearby and the service runs to Barnstaple town centre (6 miles in distance), the historic and regional centre of North Devon all the way to the seaside town of Westward Ho! Situated in the valley of the River Taw, it is surrounded by beautiful countryside and some of the areas best beaches. As the commercial centre of the region, the town centre offers a variety of banking, schooling and recreational facilities including a cinema, leisure centre and restaurants. The vibrant town combines modern shopping amenities with a bustling market atmosphere. The popular sandy beaches of Woolacombe, Croyde and Instow are within easy reach and the A361 North Devon Link Road provides convenient access to the M5 motorway network and beyond.

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For Sale By Public Auction (Unless Previously Sold)
Auction Date 12th July 2024 at The Barnstaple Hotel, Braunton
Road, Barnstaple, EX31 1LE at 3.00 pm
Detached Dormer Bungalow
Some Updating Required
Desirable Location
Coastal and Countryside Views to the Rear
Three Double Bedrooms (1 Ensuite)
Ground Floor Wet Room
Conservatory With Far Reaching Coastal and Countryside Views
Detached Garage and Private Driveway Parking For 4 Cars



Entrance Hall

Living Room

3.30m x 4.67m (10' 10" x 15' 4")

Dining Room

2.72m x 3.92m (8' 11" x 12' 10")

Kitchen

3.15m x 3.03m (10' 4" x 9' 11")

Conservatory

5.33m x 4.59m (17' 6" x 15' 1") MAX

Utility Room

1.75m x 3.40m (5' 9" x 11' 2")

Downstairs Wet Room

2.53m x 1.73m (8' 4" x 5' 8")

Bedroom One

6.00m x 4.22m (19' 8" x 13' 10") MAX

Study

1.84m x 2.83m (6' 0" x 9' 3")

En-Suite

2.29m x 1.90m (7' 6" x 6' 3")

Bedroom Two

3.82m x 3.52m (12' 6" x 11' 7") To include built-in Wardrobes.

Bedroom Three

3.82m x 2.72m (12' 6" x 8' 11") To include built-in wardrobes.

Outside

To the front of the property, there is a large gated driveway providing parking for approximately four cars. To the front, there is also a large area with mature trees and shrubs giving the front of the house a secure and private feel. Along both sides of the property there is access to the rear garden and to the right hand side there is access to the Detached Garage. To the rear of the property, there is a large garden with incredible views over the countryside. The garden is mainly laid to lawn with raised shrub beds and a patioed seating area.

Viewing Arrangements By Appointment Only

For Sale by Public Auction

Guide Price £350,000. The property is to be offered For Sale by Public Auction on Friday 12th July 2024 at The Barnstaple Hotel, Braunton Road, Barnstaple, Devon, EX31 1LE at 3.00 pm.

Buyers Administration Fee

In addition to the 10% deposit payable on exchange of contracts the purchaser will be required to pay a fee of £600.00 (including VAT) which can be paid by separate cheque or added to the deposit.

Deposit

To comply with the latest Money Laundering Regulations, we can no longer accept either a personal cheque or bankers draft. Instead you will have to put your Solicitor's in funds BEFORE THE SALE for the 10% deposit, which if you are the buyer will be transferred to the seller's Solicitors.

Money Laundering Regulations

Due to the change in Money Laundering Regulations for buying and selling at auction, we are now required by law to ID everyone who offers, bids or buys at auction.

Solicitors

Slee Blackwell Solicitors, Alexandra House, The Quay, Bideford, Devon, EX39 2HJ. Tel: 01237 427 922. Ref: Samantha Millington.

SERVICES

All Mains Services Connected. Gas, Electricity, Water and Drainage.

Council Tax Band. D.

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

From Barnstaple town centre proceed over the bridge and up Sticklepath Hill. Continue onto the roundabout at the Cedars Inn and proceed straight across following the road to Bickington and Fremington. Continue through the village of Fremington and after passing the shops on the left hand side continue along this road and after a short distance you will see the left turning into Sampson's Plantation. Continue along this road for approximately 200 metres and the property will be found on the right hand side with a For Sale board clearly displayed.

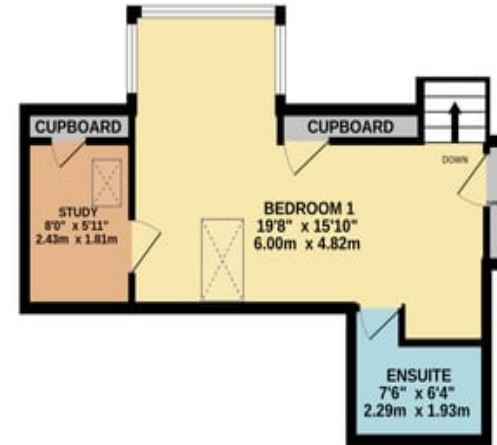
*At John Smale & Co we don't just sell houses!
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GROUND FLOOR



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	60	80
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



