



70 Redlands Road, Fremington, Barnstaple, Devon, EX31 2PT







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Guide Price £357,500

Built by the reputable Lovells Developers, Redlands Road is one of the most requested residential addresses in Fremington, and this fine three bedroom detached house with family bathroom and ground floor shower room with WC is a lovely example of why the location is so sought after. From the spacious hallway with ample built in storage to the well fitted kitchen overlooking the rear garden and of the course with bright and sunny lounge/dining room with high quality conservatory off, this beautifully presented detached family home is now ready to welcome a new generation of occupiers. On the upper floor, the Master Bedroom is a generous size and overlooks the peaceful rear garden, whilst the other two bedrooms are also larger than average, and all bedroom offer built in storage further enhancing the space. The family bathroom has a stylish modern white suite. With gas fired radiator central heating and double glazing throughout, this property is easily cared for and enjoyed. Viewing highly recommended.

# 70 Redlands Road, Fremington, Barnstaple, Devon, EX31 2PT

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Sought After Redlands Road Location  
Lovells Built Detached House  
Three Bedrooms  
Family Bathroom And Separate Shower Room  
Bright Double Aspect Lounge/Dining Room  
Well Fitted Kitchen  
Conservatory  
Driveway And Garage  
Easily Maintained Rear Garden With Views  
Gas Fired Radiator Central Heating



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## Entrance Porch

Leading to

## Entrance Hallway

With stairs to first floor landing.

## Lounge / Dining Room

21' 4" x 10' 8" (6.50m x 3.25m)

## Conservatory

12' 2" x 9' 11" (3.71m x 3.02m)

## Kitchen

10' 1" x 8' 10" (3.07m x 2.69m)

## Downstairs Shower Room

6' 3" x 5' 10" (1.91m x 1.78m) With shower cubicle, low level W/C, pedestal wash hand basin.

## First Floor Landing

## Bedroom One

11' 10" x 9' 7" (3.61m x 2.92m)

## Bedroom Two

12' 0" x 9' 3" (3.66m x 2.82m)

## Bedroom Three

9' 0" x 8' 7" (2.74m x 2.62m)

## Family Bathroom

8' 6" x 5' 10" (2.59m x 1.78m)

## Outside

To the front of the property is an easily maintained lawned area as well as driveway providing off road parking and giving access to the single garage which has an electric powered door for ease of use and a further pedestrian door giving access to the rear garden which is arranged mainly to patio for ease of maintenance and bounded by robust fencing.

## Garage

16' 10" x 8' 4" (5.13m x 2.54m)



## SERVICES

Services: We Understand All Mains Services Are Connected.

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: C.

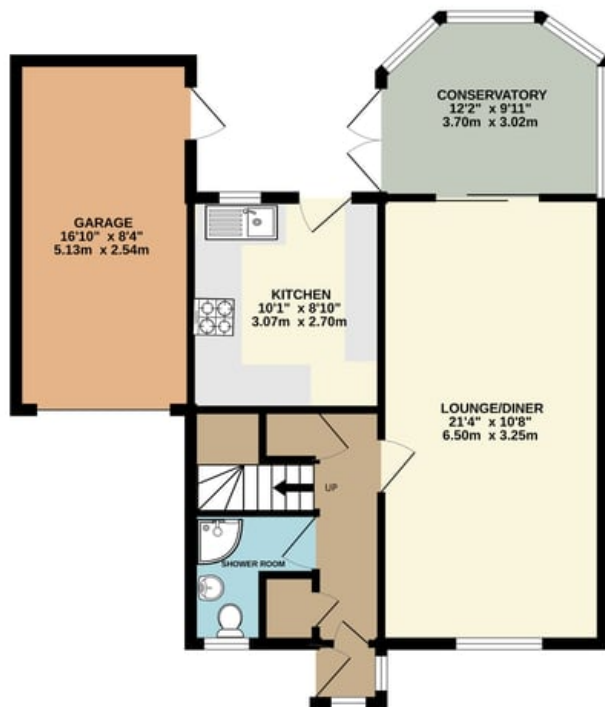
## DIRECTIONS

From Barnstaple town square proceed towards Instow and after passing through Bickington, continue towards Fremington. Upon reaching the village, pass the right hand turning into Taw Meadow Crescent and take the next left hand turn which leads directly into Redlands Road - if you reach the Han Court Chinese Restaurant you've gone too far! Follow Redlands Road as it bears round to the right and after a short distance the house will be seen on the right hand side.

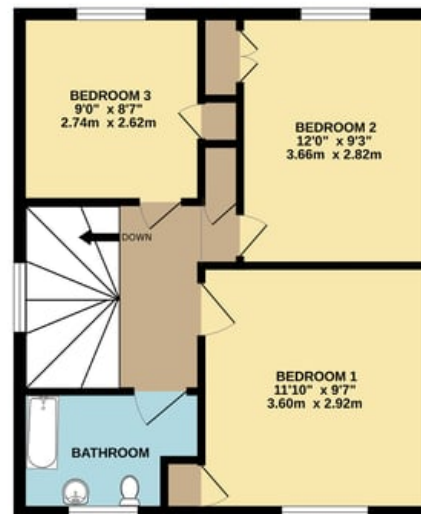
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GROUND FLOOR  
655 sq.ft. (60.9 sq.m.) approx.



1ST FLOOR  
471 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA: 1126 sq.ft. (104.6 sq.m.) approx.  
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