



35 Taw Meadow Crescent, Fremington, Barnstaple, Devon, EX31 2QA





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£400,000

Set on a bold corner plot at the head of the development is this well appointed PVC double glazed and gas centrally heated detached 3 bedroomed (master en-suite) bungalow, which is believed to be a former show home for the Taw Meadow development.

Briefly the accommodation provides an Entrance Porch and Hall, Living Room with a feature fireplace and bay window, Kitchen/Breakfast Room with a good range of fitments, 3 Bedrooms (Master En-Suite), Conservatory and a Family Bathroom. Level gardens surround the bungalow, whilst there is an Integral Garage with parking facility to the front.

The wonderful amenities of Fremington village are close at hand, as is the popular Tarka Trail.

In all, a superb opportunity to obtain a bungalow in this highly sought after residential location - your early inspection is advised to avoid disappointment!

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Set On A Bold Corner Plot
Former Show Home
Sought After Residential Location
PVC Double Glazing And Gas Central Heating
Modern Fitments To En-Suite And Bathroom
Spacious Conservatory
Enclosed Rear Garden
Single Garage And Parking
Regular Bus Service Nearby
No Onward Sales Chain



Entrance Porch

Entrance Hall

Lounge / Dining Room

11' 8" x 24' 6" (3.56m x 7.47m)

Kitchen

8' 0" x 19' 3" (2.44m x 5.87m)

Bedroom One

11' 8" x 10' 4" (3.56m x 3.15m)

En-Suite Shower Room

Bedroom Two

8' 11" x 12' 0" (2.72m x 3.66m)

Bedroom Three

7' 5" x 11' 4" (2.26m x 3.45m)

Conservatory

11' 5" x 10' 0" (3.48m x 3.05m)

Family Bathroom

Outside

The bungalow is set on a bold corner plot with easy to maintain gravelled gardens with bushes and shrubs to the front and side. To the rear of the property, is an enclosed garden with pedestrian access comprising of a lawned area with flower borders and paved patio area. There is an outside tap.

Integral Garage

8' 0" x 17' 4" (2.44m x 5.28m) With roller door, power and lighting and personal door to side.

SERVICES

Services: We understand all mains services are connected.

Council Tax Band: E.

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

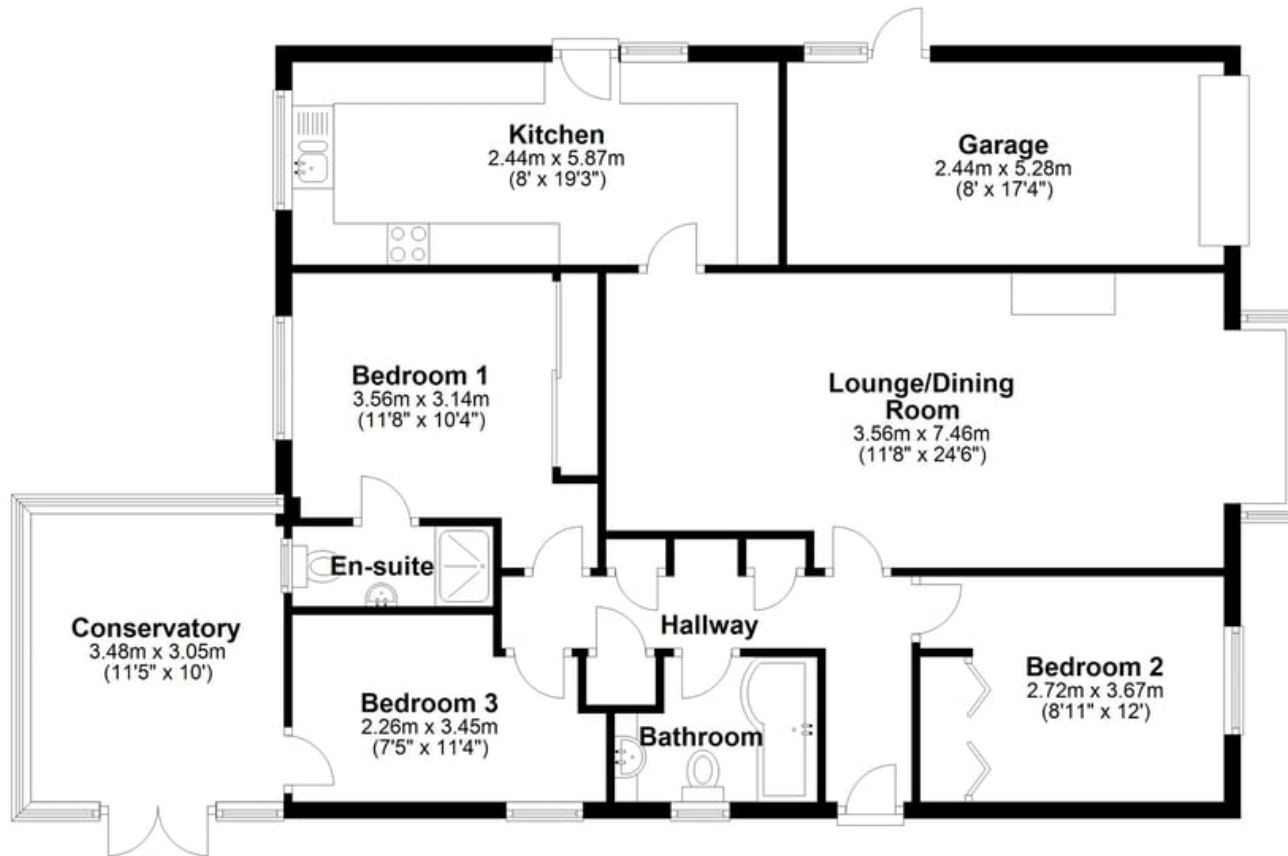
From Barnstaple, head out of town on the A3125 through Sticklepath. At the roundabout adjacent to The Cedars Inn, proceed straight across and continue through the village of Bickington. Upon entering Fremington, take the first turning on your right into Taw Meadow Crescent, where number 35 will be found immediately on your right hand side, and is identified by a for sale board.

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Ground Floor

Approx. 112.1 sq. metres (1206.7 sq. feet)



Total area: approx. 112.1 sq. metres (1206.7 sq. feet)

Produced by Energy Performance Services for Identification purposes only.
Plan produced using PlanUp.

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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		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		66	81
EU Directive 2002/91/EC			



