



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







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Offers Over £350,000

Fremington is one of the most sought after areas in North Devon, and no wonder! With restaurants, take aways, a range of shops and lovely pubs as well as the renowned health centre, this village offers everything you need. And situated in the popular residential area of Merrythorn Road, this deceptively spacious three bedroom house offers family sized accommodation, ample parking, a lovely broad garden and, best of all, it's very own pub! And for those non-landlords amongst us, the space is easily adaptable into an office, gym, or playroom. The addition of a sizeable conservatory has further enhanced the living space and, as sole agents, we recommend an early inspection to appreciate the accommodation on offer.



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Sought After Fremington Location  
Three Bedroom Family Size House  
Ample Off Road Parking  
Generous Living Space With Conservatory  
Three Good Size Bedrooms  
Extra Room Currently Used As A Bar, Suitable For A Variety Of  
Other Uses  
Lovely Rear Garden  
Backing Onto Playing Field



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## Entrance Porch

## Living Room

5.28m x 3.20m (17' 4" x 10' 6")

## Kitchen

5.33m x 2.86m (17' 6" x 9' 5")

## Conservatory

3.67m x 2.79m (12' 0" x 9' 2")

## Stairs To First Floor Landing

## Bedroom One

3.23m x 2.84m (10' 7" x 9' 4")

## Bedroom Two

3.28m x 2.79m (10' 9" x 9' 2")

## Bedroom Three

2.13m x 1.73m (7' 0" x 5' 8")

## Bathroom

## Outside

From Barnstaple town centre, proceed over the Old Bridge and at the roundabout, take the 3rd exit and follow the road as it leads uphill. At the next roundabout go straight over and upon eventually reaching the Cedars roundabout, go straight across towards Bickington. Follow this road as it leads through Bickington into Fremington and continue past the Han Court restaurant and straight across the next set of lights. Continue towards Yelland until reaching the turning on the left into Beechfield Road and turn 1st right into Merrythorn Road. The property can be seen a short distance along on the left hand side with a For Sale Board displayed.



## Garage

3.66m x 3.20m (12' 0" x 10' 6")

## Bar

3.84m x 2.86m (12' 7" x 9' 5")

## SERVICES

We Understand All Mains Services Are Connected.

Council Tax Band: B.

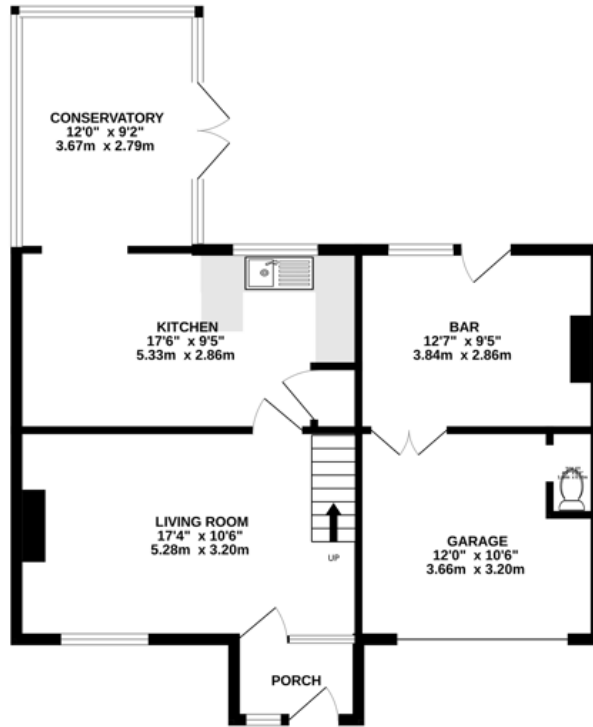
Please note: Council Tax bandings can be reassessed after a change of ownership. For further information please contact the local authority.

EPC Energy Rating: C.

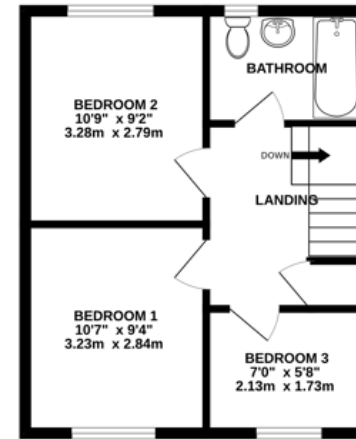
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GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 1218sq.ft. (113.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	69	80
(54-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	







