



Sampsons Plantation, Fremington, Barnstaple, Devon, EX31 3FJ





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Offers Over £400,000

When entering the property you are greeted by a spacious, bright and stylish hallway, with doors leading to the LIVING ROOM, DINING ROOM, KITCHEN, stairs to the first floor, as well as the ground floor CLOAKROOM/W/C. When entering the LIVING ROOM, you are struck by how much light floods this well-proportioned room, from French doors leading to the rear patio area and a double glazed front aspect window, with plenty of space for a large suite of furniture. The KITCHEN offers a stylish and spacious room to host, lit superbly from two windows and French doors to the rear. Counter tops in abundance, with a wrap around breakfast bar, space for integrated units both base and mid-level - this is a perfect room to entertain in. There is access to a UTILITY ROOM tucked away in the corner, which houses the combination boiler. The DINING ROOM offers a well proportioned and bright dining area, tastefully decorated with plush carpets. The final door on the ground floor leads to the CLOAKROOM/W/C, which is again tastefully decorated and is fitted with a pedestal wash hand basin and W/C. Upstairs to the incredibly bright and open landing, doors lead you to three BEDROOMS and the FAMILY BATHROOM. BEDROOM 2 is a generous double, with space enough for a King or Queen size bed and benefits from views of the rear patio area. BEDROOM 3 is next door and whilst being the cosiest of the bedrooms, it is still a double and could be used as a home office or playroom. Along the hall is the bright and airy MASTER BEDROOM, which is a fantastic size with fitted wardrobes and benefits from an EN-SUITE SHOWER ROOM. The en-suite comprises of a low level W/C, pedestal wash basin and shower with neat tiling work throughout, with a frosted window letting plenty of light in. The next door along leads to the FAMILY BATHROOM, which is stylishly decorated, wonderfully bright, full of handy storage and features a panelled bath, low level W/C and pedestal wash hand basin. The remaining door on this floor gives access to a hefty storage cupboard. Heading up the stairs to the second floor landing with large storage cupboard, two further double BEDROOMS and another wonderfully decorated FAMILY BATHROOM. BEDROOM 4 is bathed in light as you'd expect being at the top of the house, with double glazed windows at both sides of the room offering wonderful front and rear views. The room has plenty of room for a King size bed and standing furniture. Across the hall, BEDROOM 5 is another well proportioned double, which again is bright and airy and tastefully decorated. The second floor FAMILY BATHROOM features a low level W/C, shower cubicle and pedestal wash basin - all with a stylish and tastefully tiled surround as you will have come to expect in this property.

Outside, the property benefits from TWO DOUBLE GARAGES, both with power fitted, which is incredibly handy. About 100 yards away a THIRD GARAGE is included with the sale. The property benefits from 3 off road car parking spaces. There is side access to the property and on to the wonderfully spacious South facing rear PATIO AREA, which is crying out to host an epic summer barbeque, neat paving throughout makes for an incredibly peaceful, low maintenance outside space offering a high degree of privacy.

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Detached 5 Bedroom House
Quiet Location
Living Room Tastefully Decorated Throughout
Bright And Spacious Kitchen
Master Bedroom With En-Suite Shower Room
Four Further Double Bedrooms
Family Bathroom And Further Guest Bathroom
3 Garages And Off Street Parking For 3 Cars
Bright Rear South Facing Patio Area
Close To Both Barnstaple And Instow
Available With No Onward Chain



Entrance Hallway

Lounge

19' 2" x 11' 2" (5.84m x 3.40m)

Dining Room

11' 0" x 8' 11" (3.35m x 2.72m)

Kitchen/Breakfast Room

16' 5" x 10' 10" (5.00m x 3.30m)

Utility Room

6' 10" x 5' 4" (2.08m x 1.63m)

Stairs To First Floor Landing

Master Bedroom

13' 5" x 11' 1" (4.09m x 3.38m)

En-Suite Shower Room

6' 3" x 6' 0" (1.91m x 1.83m)

Bedroom Two

11' 4" x 9' 9" (3.45m x 2.97m)

Bedroom 5/Study

9' 8" x 7' 11" (2.95m x 2.41m)

Family Bathroom

10' 0" x 6' 6" (3.05m x 1.98m)

Stairs To Second Floor Landing

Bedroom Three

15' 0" x 10' 4" (4.57m x 3.15m)

Bedroom Four

14' 11" x 11' 2" (4.55m x 3.40m)

Shower Room

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

Outside

The property benefits from two double garages with off street parking for 3 vehicles and approx. 100 yards away there is a third garage (included with the sale). There is side access to the property leading to a wonderfully spacious South facing rear patio area, which is crying out to host an epic summer barbeque, neat paving throughout makes for an incredibly peaceful, low maintenance outside space offering a high degree of privacy.

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.

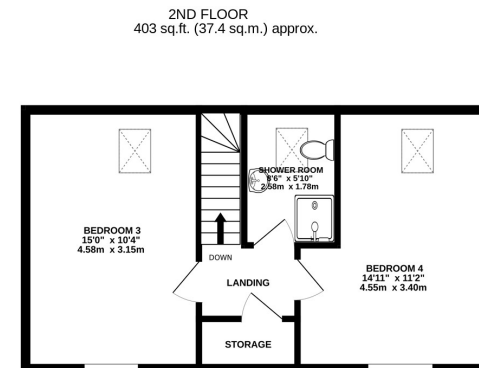
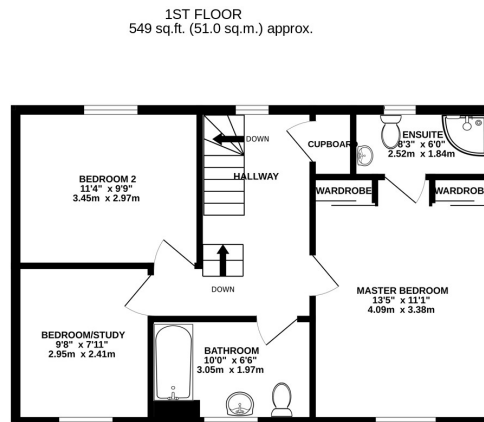
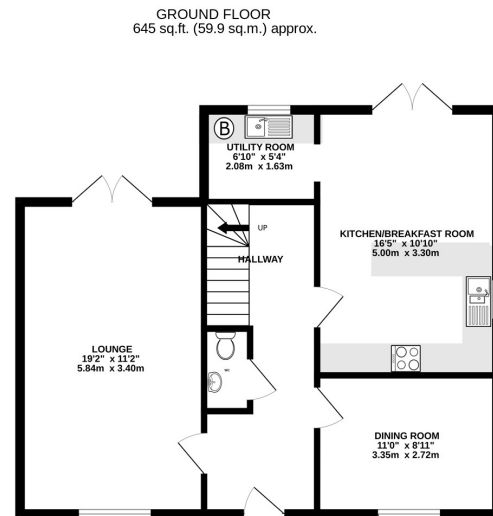
EPC Energy Rating: C.

DIRECTIONS

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

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TOTAL FLOOR AREA : 1596 sq.ft. (148.3 sq.m.) approx.

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