



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





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Guide Price £415,000

Built by the highly regarded building company Lovells, famed for the quality and integrity of their homes, this beautifully presented, gas centrally heated and double glazed detached home is nestled in a discreetly situated position within a sought after road in Fremington, which itself is easily the most requested of the satellite villages to Barnstaple. The front door opens into an inviting entrance lobby with door off to GROUND FLOOR W/C with white suite, extractor fan, radiator and window. Further off the hall is the spacious SITTING/DINING ROOM, a bright double aspect room with window overlooking the front aspect and patio doors giving access to the rear garden. The room features a most attractive Adam style fire surround, perfect to highlight the living flame gas fire, as well as high quality flooring. Doors open to the well appointed KITCHEN which offers a range of stylish eye and base level storage units with contemporary tiled splashbacks and worktop with inset ceramic sink and drainer, and a range of built-in appliances including fridge and freezer, dishwasher and an impressive 5 ring gas hob with wok burner. The gas hob, electric fan oven and cooker hood are all Neff appliances. The Kitchen also having Porcelain tiled floor and there is space for a table and chairs. There is a part glazed door to the garden and a further window providing natural light. The house was built with a useful INTEGRAL GARAGE this has been cleverly adapted to provide a UTILITY ROOM with eye and base level units, worktop and space for washing machine and tumble dryer. A pedestrian door opens onto the remainder of the garage, now adapted to provide a STORAGE ROOM with the original garage door still in place, meaning that the garage could be adapted back to its original use. An attractive painted staircase leads to the FIRST FLOOR LANDING which is a semi-galleried landing with airing cupboard housing hot water tank and a window providing natural light and doors leading off to the MASTER BEDROOM, a bright and spacious room with window, built-in double wardrobe with sliding mirror doors and enjoys distant views of Exmoor and an EN-SUITE SHOWER ROOM with shower cubicle, W/C, wash hand basin, radiator, extractor fan and window. There are TWO FURTHER BEDROOMS, both overlooking the pretty rear garden and both with built-in storage.

The wonderful amenities of Fremington village are close at hand, as is the popular Tarka Trail. Instow, with its lovely sandy beach and restaurants are only a short drive away.

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Beautifully Presented Detached House
Prime Position Within Sought After Road
Stunning Double Aspect Sitting / Dining Room
Well Fitted Kitchen With Integrated Appliances
Useful Utility Room
Master Bedroom Suite
Two Further Well Proportioned Bedrooms
Built-In Wardrobes In All Bedrooms
Family Bath, En-Suite Shower And Ground Floor W/C
Attractive And Sunny Rear Garden
Front Garden With Driveway



Entrance Porch

Cloakroom

Lounge / Dining Room

25' 0" x 10' 7" (7.62m x 3.23m)

Kitchen

12' 6" x 9' 7" (3.81m x 2.92m)

Utility Area

Store Room

Stairs To First Floor Landing

Bedroom One

13' 2" x 10' 7" (4.01m x 3.23m)

En-Suite Shower Room

8' 3" x 3' 4" (2.51m x 1.02m)

Bedroom Two

11' 5" x 10' 5" (3.48m x 3.17m)

Bedroom Three

10' 9" x 8' 6" (3.28m x 2.59m)

Bathroom

7' 10" x 5' 8" (2.39m x 1.73m)

Outside

The FRONT GARDEN of the property is a tarmac driveway providing off road parking, path to door and the rest of the garden laid to attractive gravel beds with inset shrubs. There are storage to both sides of the house along with a side gate giving access to the LANDSCAPED REAR GARDEN faces South-West, which enjoys a sunny aspect and privacy and a Mediterranean style microclimate, as evidenced by the variety of exotic plants that thrive there. The garden is arranged in a number of different areas, all extremely attractive and designed for ease of maintenance.



SERVICES

Services: We understand all mains services are available.

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.

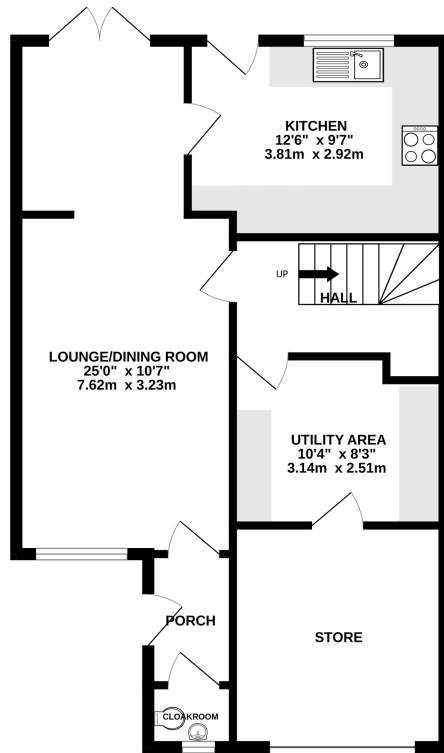
EPC Energy Rating: C.

DIRECTIONS

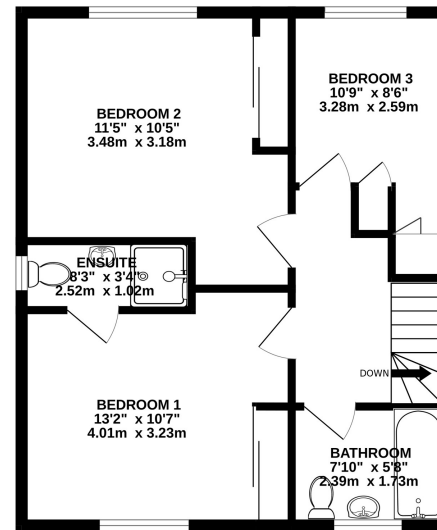
To locate, please follow satnav ref EX31 2QA.

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GROUND FLOOR
657 sq.ft. (61.0 sq.m.) approx.



1ST FLOOR
521 sq.ft. (48.4 sq.m.) approx.



TOTAL FLOOR AREA : 1180sq.ft. (109.6 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
Very 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			
		72	84
England, Scotland & Wales		EU Directive 2002/91/EC	

