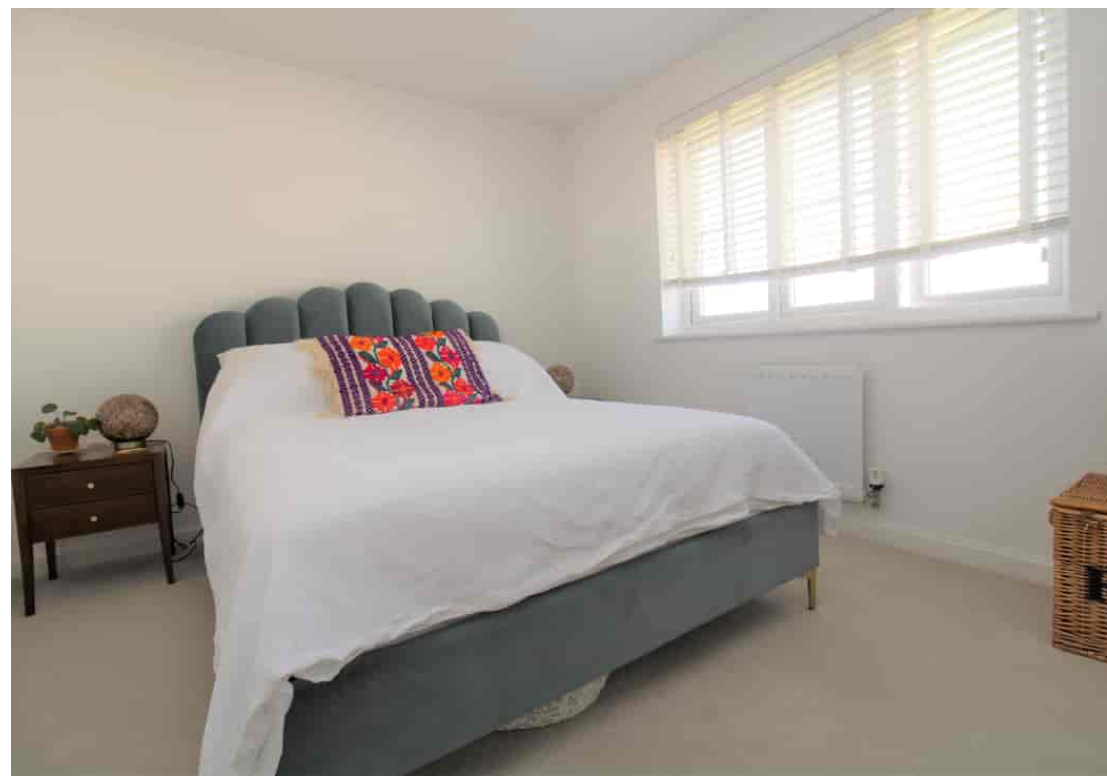




9 Barracks Road, Fremington, Barnstaple, Devon, EX31 3FP





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Guide Price £475,000

We are welcoming to the market this superb and immaculately presented detached 4 bedroom modern family home having been part of the exclusive Waters Edge Bovis Homes development. The property was built in 2015 and has the remainder of the 10 year NHBC warranty. It benefits from bright and spacious accommodation along with a detached single garage, private driveway parking for two cars and a fabulous sunny aspect rear garden which is mainly laid to lawn and complimented by a seating area.

The bright and spacious accommodation offers a good size lounge with double doors leading through to the kitchen/dining room. This is a perfect area for the family to get together, with space for a large dining table and chairs. Double doors lead to the garden and there is a stylish fitted kitchen with a range of high quality integral appliances. There is separate access flowing to the entrance hall, utility room with ground floor W/C and useful study/office. The first floor offers four large double bedrooms with master to en-suite and a family bathroom.

The property is situated in the heart of Fremington, which offers facilities including church, school, post office, hairdressers, health centre, Chinese restaurant, Fremington Quay with direct access to the Tarka trail and a public house. Other nearby villages include Northam with its Burrows Country Park offering many attractive walks and stunning vistas, Appledore, famous for its pretty winding streets and quayside overlooking the Estuary across to Instow, and Westward Ho!, with its long sandy beaches and championship golf course. Approximately 4 miles distance is the port and market town of Bideford where a wide range of national and local shopping, banking and recreational facilities can be found and the bustling town of Barnstaple, approximately 6 miles distance, offers amenities including theatre, college and the popular 'Green Lanes' shopping centre. The Property is within walking distance to a regular bus route running to numerous destinations from Croyde all the way to Bideford.

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Immaculate Detached Family Home
Remainder of 10 year NHBC Warranty
Situated Within Quiet Cul-De-Sac
Garage & Driveway Parking
Lounge, Study, & Kitchen/Dining Room
Four Double Bedrooms (One Ensuite)
Family Bathroom & Ground Floor Utility/W/C
Large Sunny Aspect Rear Garden
Walking Distance To A Wide Range Of Amenities



Entrance Hall

2.02m x 4.50m (6' 8" x 14' 9")

Lounge

3.51m x 4.51m (11' 6" x 14' 10")

Kitchen/Diner

3.14m x 7.72m (10' 4" x 25' 4")

Utility Room With W/C

1.90m x 1.69m (6' 3" x 5' 7")

Study/Office

2.00m x 2.53m (6' 7" x 8' 4")

First Floor Landing

Bedroom One

3.52m x 4.28m (11' 7" x 14' 1")

En-Suite Shower Room

1.54m x 2.10m (5' 1" x 6' 11")

Bedroom Two

2.86m x 4.42m (9' 5" x 14' 6")

Bedroom Three

3.03m x 4.42m (9' 11" x 14' 6")

Bedroom Four

2.48m x 3.21m (8' 2" x 10' 6")

Bathroom

2.09m x 1.86m (6' 10" x 6' 1")

Outside

To the front of the property there is a single garage with up and over door with power and light connected. Private driveway parking to the front of the property for 2 cars. There is a low maintenance garden area to the front of the property and a gate provides pedestrian rear access. To the rear, there is a large sunny aspect garden, laid mainly to lawn with a patio area ideal for alfresco dining or just relaxing.

Property Facts

Vendors status. Vendor has found a property.

Age of property. Built in 2015 by Bovis Homes.

Tenure. Freehold.

Nearest Medical Centre. Fremington.

Nearest Primary School. Fremington Primary.

Size of Property. 120 SQ M. 1292 SQ FT.

Fremington. 0.4 Miles.

Fremington Quay. 1.9 Miles.

Instow Beach. 3.1 Miles.

Westward Ho! Beach. 8.1 Miles.

Barnstaple. 3.5 Miles.

SERVICES

Mains services. Gas, Electric and Water.

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 Rating. B.

DIRECTIONS

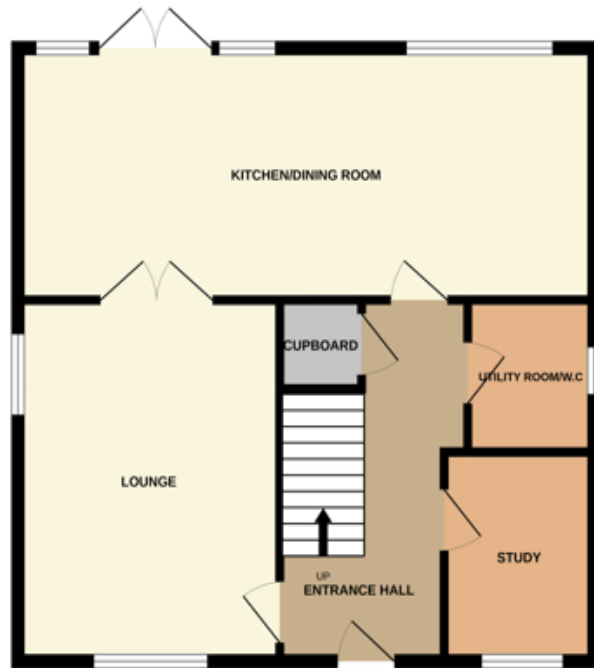
After entering Fremington from a Barnstaple direction, continue into the centre of the village, passing Han Court Chinese restaurant on your right hand side. Continue up the hill and then turn immediately right after a set of traffic lights. Continue along this road into the development and then take a left turn, following a finger signpost to number 9, which is situated within a quiet cul-de-sac.

At John Smale & Co we don't just sell houses!

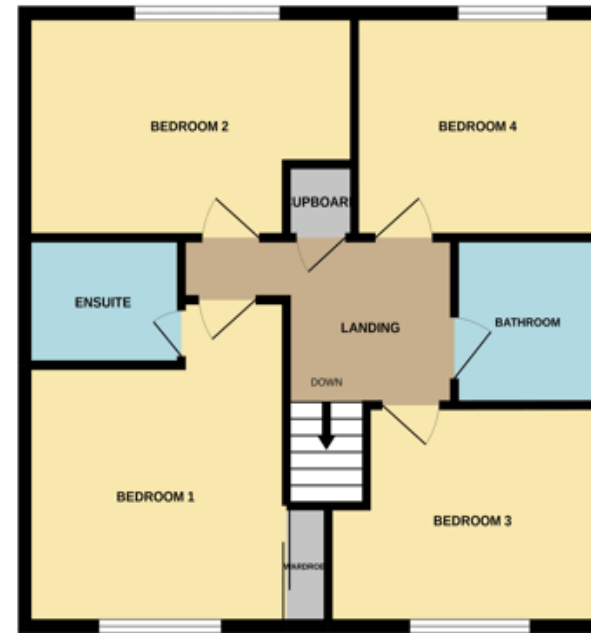
Contact us now for information on all of our other services including Auctions, Commercial Property and Market leading independent financial advice.



GROUND FLOOR



1ST FLOOR



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