



**36 BEARDS ROAD, FREMINGTON, EX31 2PG**

**£340,000**

An extended 4 bedroom detached house situated within a convenient location, with the village amenities and primary school within walking distance. Sitting on a corner plot, the property offers good sized accommodation together with the benefit of enclosed rear & side garden, garage and parking for 2 vehicles.



36 Beards Road is offered for sale for the first time since construction 45 years ago. The good sized accommodation has been extended over the years to provide additional ground floor living space whilst the corner plot position affords pleasant garden space to the side & rear.

The property is conveniently located, with Fremington's amenities, including convenience store with post office counter, pharmacy, public houses and nearby primary school, all being within walking distance.

Cosmetically some modernisation would likely be required, although the property is well maintained and benefits from gas central heating & uPVC double glazing

The accommodation comprises of a comfortable lounge, kitchen & dining/family room to the ground floor whilst arranged over the first floor are 4 bedrooms – two being double sized rooms – and the family bathroom.

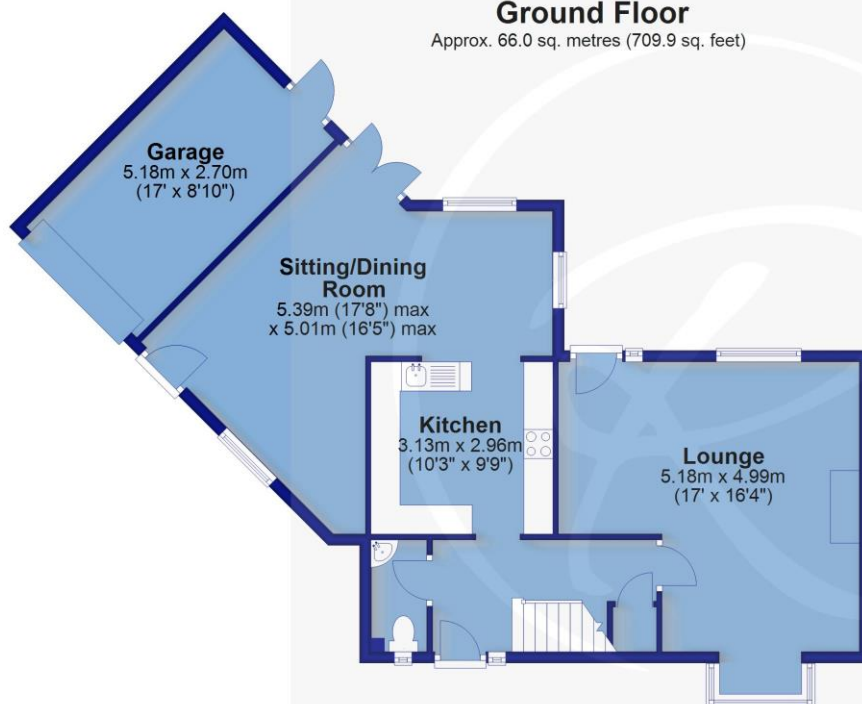
No36 enjoys a pleasant lawn frontage whilst gated access leads to the side & rear garden offering patio area and lawn with established flower & shrubs borders together with large timber shed and space for a greenhouse.

**Services:** All mains services are connected  
**Energy Performance Certificate:** TBC  
**Council Tax:** BAND C (£2,7103.81 per annum)



### Ground Floor

Approx. 66.0 sq. metres (709.9 sq. feet)



### First Floor

Approx. 42.0 sq. metres (451.6 sq. feet)



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing the property. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.

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