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## Spacious 3 Bed Semi-Detached Home

24 Higher Road, Fremington, Barnstaple, Devon, EX31 3BG

Offers In The Region Of

**£245,000**

- Popular Village Location
- Front and Rear Gardens
- Large Plot
- No Ongoing Chain
- Off Road Parking
- Gas Central Heating

### Directions

From our office proceed out of town up Sticklepath Hill towards Bickington, at Cedars roundabout take the second exit heading through Bickington, Continue onto Mill Hill B3233 and towards Fremington. At the traffic lights at Fremington shops, take the left turn onto Higher Road, No 24 will be found after a short distance on your right hand side before the road bends around to the right with a For Sale board clearly displayed.

**Looking to sell? Let us value your property for free!**

Call 01271 327878  
or email [barnstaple@phillipsland.com](mailto:barnstaple@phillipsland.com)

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## Room list:

### Entrance Hall

### Sitting Room

4.35 x 3.45 (14'3" x 11'3")

### Dining Room

4.29m x 2.84m (14'1" x 9'4")

### Kitchen

4.24 x 2.20 (13'10" x 7'2")

### Rear Lobby

### WC

### Utility Room

### FF Landing

### Bedroom 1

4.26 x 3.05 (13'11" x 10'0")

### Bedroom 2

3.45 x 2.86 (11'3" x 9'4")

### Bedroom 3

3.22 x 1.98 (10'6" x 6'5")

### Bathroom

2.50 x 1.36 (8'2" x 4'5")

## Overview

Nestled in a desirable village setting, this classic semi-detached property boasts a lovely large plot and is close to amenities.

The accommodation has 3 nice bedrooms, 2 good size reception rooms, a contemporary kitchen, useful utility room, ground floor WC and family bathroom on the first floor. There is convenient off-road parking for two vehicles. The residence also enjoys the added advantage of an exceptionally spacious front garden.

Generously proportioned, this home is ideal for first-time buyers or those seeking an upgrade. Positioned in the sought-after village of Fremington, the property provides access to various amenities, including popular pubs, restaurants, a post office, shops, and a primary school. A regular bus service connects to Barnstaple town centre, renowned for its diverse range of local and national retailers, banks, and leisure options, including the well-regarded Green Lanes Shopping Centre. Additionally, the town features a theatre, cinema, hospital, various schools, and an indoor heated leisure pool. Conveniently, the North Devon Link Road provides easy access to the M5 and the broader motorway network. The nearby coastal destinations of Saunton, Croyde, Woolacombe, and Instow, as well as the proximity of Exmoor National Park, make this location highly appealing.

Phillips, Smith & Dunn are delighted to be presenting this charming residence to the market and anticipate significant interest. To secure your viewing, please contact us promptly.

## Services

All main services connected

## Council Tax band

C

## EPC Rating

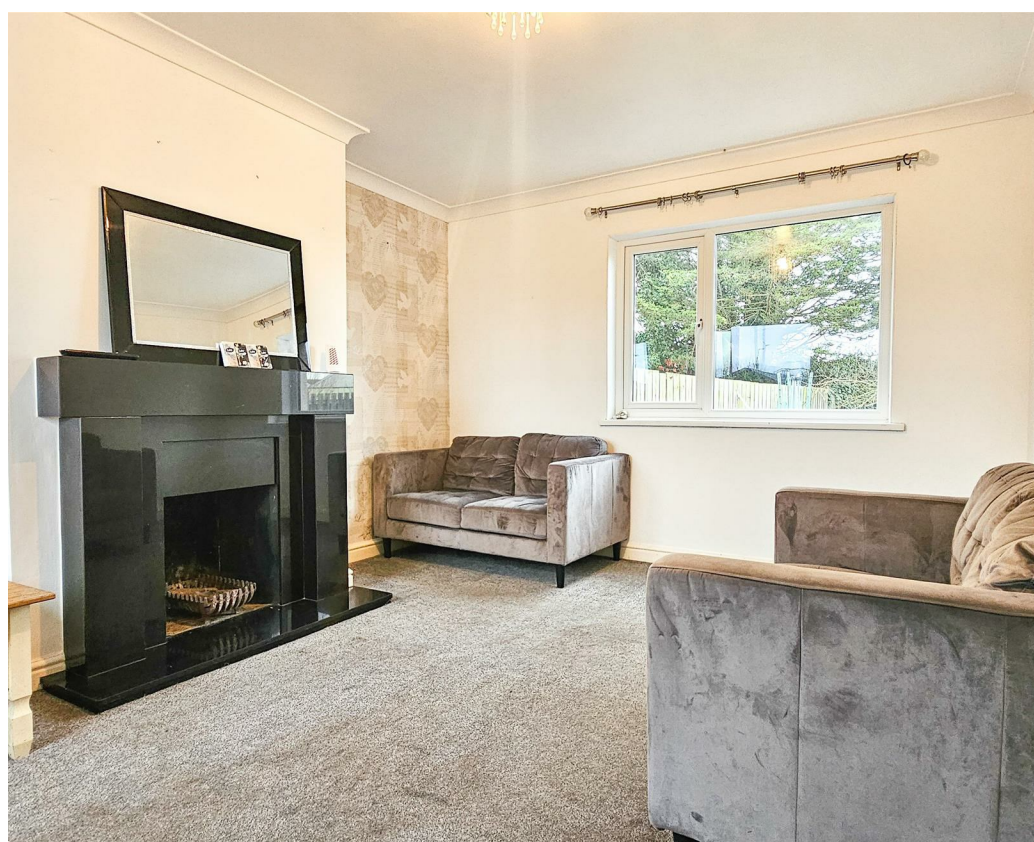
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## Tenure

Freehold

## Viewings

Strictly by appointment with the Phillips, Smith & Dunn Barnstaple branch on 01271 327878



## Outside

The property has private off road parking to the front of the property and a large, open front garden that is mainly laid to lawn. At the rear, there is a further fully enclosed, west facing garden which offers scope for landscaping and making your own.

