



Ground Floor



First Floor



Superb 3 Bedroom Home

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

Asking Price

£265,000

- Approx 3 years old
- Well presented, modern accommodation
- Large front & rear gardens
- Off road parking
- 3 good size bedrooms
- No ongoing chain

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 24a 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

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Room list:

Entrance Hall

Cloakroom

Kitchen/Dining Room
5.66m x 3.53m (18'7 x 11'7)

Sitting Room
5.79m max x 3.23m max (19' max x 10'7 max)

Bedroom 1
2.46m x 2.34m (8'1 x 7'8)

Bedroom 2
3.43m x 3.12m (11'3 x 10'3)

Bedroom 3
3.38m x 2.57m (11'1 x 8'5)

Bathroom

Overview

Situated in this most sought after North Devon village and close to local amenities, 24a Higher Road is a modern 3 bedroom attached property that offers well presented accommodation throughout. The property was traditionally constructed approximately 4 years ago and has the benefit of pvcu double glazing, gas central heating and off road parking.

Inside the tastefully decorated accommodation comprises of: entrance hall, ground floor cloakroom, kitchen/dining room that has a range of wall and base units with working surfaces over, inset sink and built in appliances to include fridge/freezer and electric oven and hob. At the other end of the room there is plenty of space for a dining table. The sitting room has a feature fireplace and French doors opening out onto the raised patio in the garden.

On the first floor are 3 generous bedrooms all offering good sizes with 2 overlooking the rear. The family bathroom has a 3 piece suite to include a shower over the bath.

Higher Road is situated in the thriving village of Fremington lying mid way between the towns of Bideford and Barnstaple is a very sought after location and has amenities catering for everyday needs such as general stores/post office, local chemist, popular fish and chip shop, two Public houses, health centre, hairdressers, popular Chinese restaurant and a primary school. Nearby Barnstaple, the regional centre of North Devon, offers excellent amenities with many high street and independent stores, restaurants, cinema, public houses and a wide variety of leisure facilities. The North Devon link road (A361) is also within close proximity providing a swift and direct route to the M5 motorway and connecting routes beyond.

Phillips, Smith & Dunn are proud to offer this lovely home to the open market and expect interest to be high so please contact us now to book your viewing.

Outside

The property has off road parking to the front and a large, open front garden that is laid to lawn. Side pedestrian access takes you to the rear, where there is a fully enclosed, generous rear garden, again laid to lawn with a raised patio off the sitting room, making an ideal place to sit out and enjoy warm spring/summer evenings.



Services

All main services connected

Council Tax band

C

EPC Rating

B

Tenure

Freehold

Viewings

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

