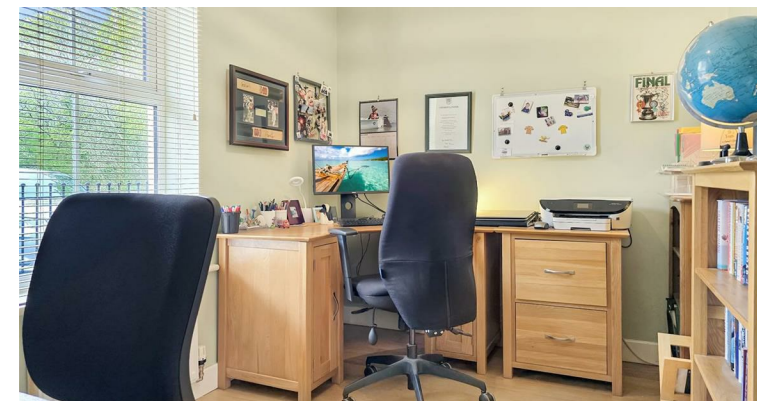




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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4 Bed House

95 Sampson's Plantation, Fremington, Barnstaple, EX31 3FJ

Asking Price

£410,000

Directions

Proceed through Barnstaple in a westerly direction, pass through Sticklepath, Bickington and towards Fremington. Drive through Fremington village passing the pubs and restaurants alongside shops. Go straight over the traffic lights. As you start to leave Fremington but before Yelland, there is a left turning into Sampsons Plantation. Follow the road, up taking the left hand turn and follow the road around to the right and straight on up where number 95 will be found at the top.

**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

Sitting Room

5.38 x 3.65 (17'7" x 11'11")

Kitchen/Breakfast Room

3.74 x 3.59 max (12'3" x 11'9" max)

Utility

1.98 x 1.71 (6'5" x 5'7")

Dining Room

3.41 x 2.97 (11'2" x 9'8")

Study

3.41 x 2.40 (11'2" x 7'10")

WC

FF Landing

Bedroom 1

3.47 x 3.13 (11'4" x 10'3")

En-Suite

Bedroom 2

3.60 x 3.30 (11'9" x 10'9")

En-Suite

Bedroom 3

3.44 x 2.98 (11'3" x 9'9")

Bedroom 4

3.44 x 2.16 (11'3" x 7'1")

Garage

Overview

This property holds a fantastic position, Not only is it surrounded by similar style properties, it is just over a half mile to the popular coastal village of Instow, with its sandy beach and dunes, yacht club, restaurants and inns as well as access to the Tarka Trail, a traffic free cycle track/footpath running around the Taw and Torridge estuaries and beyond.

A further 5 miles west is the port of Bideford on the River Torridge with this wider range of facilities. To the east, about 2 miles, is the village of Fremington offering an excellent range of local facilities and a further 3 miles beyond is Barnstaple, the ancient borough and administrative centre for North Devon offering a comprehensive range of both business and leisure facilities.

Ten miles to the west of Barnstaple and north of the River Taw is the dramatic North Devon coastline with sandy beaches and rugged cliffs at Saunton, Croyde, Putsborough and Woolacombe. In the opposite direction, 10 miles to the east starts the rugged Exmoor National Park.

Outside

Situated adjacent to a local woodland, outside the property just continues to excel. At the front is the off road parking leading to the garage which has light and power connected and a personal door into the garden The rear garden is of a generous size, making the most of its corner plot with a garden that wraps around to the side. The garden is a fantastic place to hold those garden parties with attractive seating/BBQ areas and a perfect spot for a hot tub.

Services

Type your text here

Council Tax band

EPC Rating

Tenure

Freehold

Viewings

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

