

GROUND FLOOR

FIRST FLOOR



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3 Bed House - Semi-
47 Barracks Road, Fremington, Barnstaple, Devon, EX31 3FP

Guide Price

£289,000

- 3 Bedrooms (1 Ensuite)
- Spacious Family Home
- Footpath To Tarka Trail
- South Facing Gardens
- Popular Development
- Views Over Open Spaces
- Perfect Family Home
- 2 Parking Spaces & Garage

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

Call 01271 327878
or email barnstaple@phillipsland.com

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Room list:

Hallway

Ground Floor WC

Lounge

5.51m x 3.18m (18'01 x 10'05)

Kitchen Diner

4.24m x 2.90m (13'11 x 9'06)

First Floor Landing

Bedroom 1

3.61m x 3.15m (11'10 x 10'04)

Ensuite Shower Room

1.45m x 1.47m (4'09 x 4'10)

Bedroom 2

3.48m x 2.36m (11'05 x 7'09)

Bedroom 3

3.20m x 1.80m (10'06 x 5'11)

Bathroom

2.36m x 1.68m (7'09 x 5'06)

Single Garage

Overview

A spacious three bedroom property well located on the popular Watersedge Development in Fremington within walking distance to excellent local amenities and the North Devon Tarka Trail. The property is located in a tucked away no through cul-de-sac in a quiet spot overlooking green open spaces.

On approach to the property, you have a small low maintenance front garden with ample off-road parking on a tarmac driveway along with level access to the garage.

On entering the property, a hallway provides access to the ground floor rooms aswell as a handy ground floor WC. The lounge is a particularly good size enjoying a spacious outlook, storage cupboard and stairs to the first floor landing. The kitchen runs along the rear of the property perfect for those of you that enjoy socialising with your friends and family. With a range of modern fitted kitchen cupboard space, both base and eye level and doors opening onto the sunny rear garden.

On the first floor are three bedrooms. with the principal bedroom benefitting from having a built-in storage cupboard along with an ensuite shower room. The family bathroom is well equipped with a white suite and shower over bath.

The property is within a short walking distance to Fremington with a range of local shops and amenities along with a frequent bus route providing periodic access to Barnstaple Town Centre, the regional and administrative centre of North Devon. Situated in the valley of the River Taw, it is surrounded by beautiful rolling Devonshire countryside and some of the area's best beaches and rugged coastal paths. As the commercial centre of the region, the town centre offers a variety of banking, schooling and recreational facilities including a theatre, cinema, leisure centre and restaurants. The vibrant town combines modern shopping amenities with a bustling market atmosphere. The popular golden sandy beaches of Woolacombe, Croyde and Instow within 5 miles distance, perfect for outings with family and friends. The A361 North Devon Link Road provides convenient access to the M5 motorway, together with Barnstaple's train network giving easy access to Exeter central station and beyond.

Outside

It gets even better outside this property with the south facing rear garden enjoying a lot of the days sunlight. Being mostly laid to lawn with a small patio area and being nicely enclosed with a tall timber fence it is perfect for children or your four-legged friends. There is a great amount of parking close by along with the driveway which will comfortably fit two vehicles along with a single garage with double doors.

The position is simply second to none, enjoying a very nice outlook onto open space along with views opening out onto arable fields towards the river and glimpses of Saunton in the far distance. The open aspect is sure to be a large selling point for this property. Ensure to contact our Barnstaple office without delay to arrange your viewing.



Services

Type your text here

Council Tax band

C

EPC Rating

B

Tenure

Freehold

Viewings

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

