

GROUND FLOOR



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3 Bed Bungalow - Detached
34 Home Farm Road, Fremington, Barnstaple, EX31 3DH

Guide Price

£350,000

- 3 Double Bedrooms
- Established Rear Garden
- Open Plan Kitchen Diner
- Popular Walking Routes Close By
- NO ONWARD CHAIN!
- Driveway Parking

Directions

Head out of Barnstaple in a Westerly direction passing through Sticklepath and Bickington. Upon reaching Fremington, drive through the village passing the pub, upon reaching the traffic lights before the shops turn left. Follow the road around the right bend, number 34 is situated on the right hand side with number clearly displayed.

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Room list:

Porch

0.99m x 1.07m (3'2" x 3'6")

Hallway

Living Room

3.92m x 4.26m (12'10" x 13'11")

Kitchen Diner

3.17m x 5.73m (10'4" x 18'9")

Bedroom 1

3.34m x 3.15m (10'11" x 10'4")

Bedroom 2

3.34m x 3.05m (10'11" x 10'0")

Bedroom 3

3.16m x 2.35m (10'4" x 7'8")

Bathroom

1.65m x 1.60m (5'4" x 5'2")

WC

1.67m x 0.80m (5'5" x 2'7")

Overview

Located on Home Farm Road in Fremington, No. 34 is a charming three-bedroom detached bungalow offering convenience and comfort. With local shops, doctors, eateries, and renowned walking routes like Griggs Field and the Tarka Trail close by, this property is ideally situated for both relaxation and accessibility.

Entering through the front porch, perfect for storing coats and shoes, you're welcomed into a spacious living room featuring a large window that floods the space with natural light and a cosy gas fireplace. The heart of the home is the open-plan kitchen and dining area, recently reconfigured by the current owners to create a bright and inviting space. The kitchen is fully equipped with a gas hob, oven, fridge freezer, washing machine, and tumble dryer, along with ample cupboard space, countertops, and a handy breakfast bar.

The bungalow boasts three double bedrooms. Bedroom 1 includes built-in wardrobes, bedroom 2 overlooks the private rear garden, and bedroom 3, a converted garage, features striking vaulted ceilings. The property is completed by a modern family bathroom with a luxurious jacuzzi bath and overhead shower, as well as a separate WC.

The exterior is just as inviting as its interior. At the front, the property boasts lovely curb appeal, with mature plants and trees providing both charm and privacy.

The rear garden is a true oasis for nature lovers and gardening enthusiasts, featuring a rich variety of plants, trees, and shrubs. Among the highlights are fruit trees including banana, plum, and apple, alongside beautiful Acers and Silver Birch. Multiple greenhouses are scattered throughout, offering the opportunity to grow an array of fruits and vegetables. The garden is thoughtfully designed with areas of lawn, patio, and decking, providing plenty of space for outdoor enjoyment. This mature garden is a paradise for those with a passion for gardening.

Outside

Home Farm Road is centrally located in Fremington, with a range of amenities just a short walk away, including local shops, pubs, and restaurants less than 0.1 miles from the property. For those looking to explore further, the nearby bus stop offers easy access to North Devon's stunning coastal paths and expansive beaches. Alternatively, Barnstaple train station provides connections to the wider country via Exeter.

Situated on the outskirts of Barnstaple, the regional hub and administrative centre of North Devon, the area is set in the picturesque Taw Valley, surrounded by rolling Devonshire countryside and some of the region's finest beaches and coastal trails. Barnstaple itself offers a vibrant mix of modern shopping, a lively market atmosphere, and a variety of services including banks, schools, theatres, cinemas, a leisure centre, and a range of dining options. The popular golden beaches of Woolacombe, Croyde, and Instow are within a 5-mile radius, making them ideal for family outings. The A361 North Devon Link Road ensures convenient access to the M5 motorway, while Barnstaple's train network connects easily to Exeter and beyond.

Services

All Mains Services Connected

Council Tax band

C

EPC Rating

TBC

Tenure

Freehold

Viewings

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

