



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.
Made with Metropix ©2019

3 Cross Close, Fremington, EX31 3AN



Well Presented 4 Bed House

3 Cross Close, Fremington, Barnstaple, Devon, EX31 3AN

Asking Price

£315,000

- Spacious Family Home
- Double Aspect Lounge/Diner
- Integral Garage
- Off Road Parking

- Popular Fremington Location
- Enclosed Rear Garden

Directions

From Barnstaple, leave the town on the A3125 and travel for just over a mile where take a second left at the roundabout onto the B3233 to Instow. Follow the road through Bickington and on to Fremington. Pass through the traffic lights at the top of the hill, at the supermarket, and continue on for about a half. There take a left turn into Beechfield Road. Shortly thereafter turn right into Home Farm Road and then right again into Merrythorne Road. Within a hundred yards turn right onto Cross Close and the property will be found on the right-hand side

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.

Copyright 2016 Phillips Smith & Dunn. All rights reserved. Phillips Smith & Dunn is a name of P. S. & D. Limited.

Our company registration number is 04753854 and we are registered in England and Wales.

**Looking to sell? Request
a free sales valuation
for your property.**

Call 01271 327878

or email barnstaple@phillipsland.com



Overview

A most spacious, extended 4 bedroom semi detached family home set on a popular development in the village of Fremington. The village is well served with a good range of local services, supermarket with post office, primary school, Medical Centre, dentist, village inns and an ancient parish church and is within a mile of access on to the Tarka Trail a traffic free footpath/cycle path running along the river Taw between Barnstaple, 3 miles and Bideford, 7 miles with Instow 3 miles.

The property benefits from being fully double glazed, has gas fired central heating to radiators throughout and being in brick elevations requires the minimum maintenance.

The entrance door opens into the hallway with stairs to first-floor. To the left a double aspect lounge with patio doors into the rear garden. Ahead of you a refitted well-equipped kitchen with gas cooker point and arch leading to the adjoining dining room which has a French door to garden and internal door to the integral single car garage.

On the first floor, landing serving all rooms with 4 bedrooms and bathroom.

Services

All mains, gas heating

Council Tax

Band B but improvements made

EPC Rating

BandD

Tenure

Freehold

Viewings

Strictly by appointment with the
Phillips, Smith & Dunn Barnstaple
branch on
01271 327878
Out of hours Michael Challacombe
07070 445004



Outside

To the rear a good sized enclosed garden with extensive decked area to take advantage of the sunny aspect together with lawns, wildlife pond and garden store shed. To the front is the off road parking leading to the garage that has an up and over door and light and power connected.



Room list:

Entrance Hall
3.05m x 1.83m (10' x 6')

Double aspect Lounge
5.72m x 3.25m max (18'9" x 10'8" max)

Fitted Kitchen
3.53m x 2.41m (11'7" x 7'11")

Dining Room
3.35m x 2.08m (11 x 6'10")

Integral Garage
4.34m x 2.29m (14'3" x 7'6")

First floor landing

Bedroom 1
3.23m x 2.79m (10'7" x 9'2")

Bedroom 2
3.00m x 2.82m (9'10" x 9'3")

Bedroom 3
4.42m x 2.13m max (14'6" x 7'102 max)

Bathroom

Bedroom 4
4.32m x 2.08m (14'2" x 6'10")

Enclosed rear Garden