



3 Bed Semi With Garage

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

Offers In Excess Of

£260,000

- Popular Development
- Garage & Off Road Parking
- Enclosed Rear Garden
- En-Suite To Bed 1
- Gas Central Heating
- No Ongoing Chain Due To Part X

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 turning right again. number 93 will be found on the right hand side.

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

Kitchen

3.36 x 2.48 (11'0" x 8'1")

Lounge

4.65 max x 4.70 max (15'3" max x 15'5" max)

WC

FF Landing

Bedroom 1

3.32 x 2.61 (10'10" x 8'6")

En-Suite

Bedroom 2

3.06 x 2.61 (10'0" x 8'6")

Bedroom 3

2.26 x 1.97 (7'4" x 6'5")

Bathroom

1.94 x 1.92 (6'4" x 6'3")

Garage

Overview

Situated on this popular development is this three-bedroom semi detached home and is perfect for those looking to take the next step on the property ladder.

The ground floor features a bright and airy open-plan living/dining room, a spacious and well-appointed kitchen, and a convenient downstairs toilet. Upstairs, there are 3 bedrooms with the master suite including an en-suite shower room. The accommodation is completed with a family bathroom with a bath and overhead shower completes this floor. Loft access offers additional storage options.

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.

Services

All main services

Council Tax band

C

EPC Rating

TBA

Tenure

Freehold

Viewings

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

