

GROUND FLOOR



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## 2 Bed Bungalow - Detached

58 Redlands Road, Fremington, Barnstaple, EX31 2NY

Guide Price

**£280,000**

- NO CHAIN
- Two Double Bedrooms
- Garage & Driveway Parking
- Popular Village Location
- Amenities Close By
- In Need Of Some Modernisation

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## Directions

From Barnstaple heading on the A3125 through Sticklepath, at cedars roundabout take the second turning onto Bickington road. Continue onto Mill Hill B3233, turn left onto Beards Road, follow the road along and turn left onto Redlands Road, follow the road around, No 58 will be situated on your left.

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

The property is accessed via a porch, which leads into a central hallway. From the hall, there is access to a storage cupboard and all principal rooms. There are two double bedrooms, each with space for freestanding furniture. The bathroom features a three-piece suite, including a bath with overhead shower, wash basin, and WC, as well as a built-in airing cupboard.

The lounge/dining room is a bright and functional space, with a gas fireplace and a large front-facing window providing natural light. The kitchen is equipped with a freestanding oven, washing machine, and fridge/freezer, and includes units for storage and preparation.

Externally, the property benefits from a private driveway leading to a single garage with power supply and an up-and-over door, suitable for parking or additional storage. To the rear, the garden is mainly laid to lawn, with a patio area, a garden shed, and a selection of established plants and shrubs.

The property is located within reach of local amenities, transport links, and the surrounding countryside.

## Services

All Mains Services Connected

## Council Tax band

C

## EPC Rating

C

## Tenure

Freehold

## Viewings

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



## Surrounding Area

Relands Road is located in the centre of Fremington, with a variety of amenities within walking distance. Local shops, pubs, and restaurants are situated less than 0.1 miles from the property. The Tarka Trail and Fremington Quay Café, both popular local destinations, are accessible within approximately a 10-minute walk.

Public transport links are nearby, with a local bus stop offering routes to coastal paths and beaches across North Devon. Barnstaple train station, located a short distance away, provides rail services to Exeter and connections to the national rail network.

Fremington lies on the edge of Barnstaple, the principal town and administrative centre of North Devon. Set in the Taw Valley, the area is surrounded by Devon countryside and offers access to a range of beaches and walking trails. Barnstaple contains a mix of retail outlets, a covered market, leisure facilities, schools, cinemas, theatres, and various dining establishments. Beaches such as Woolacombe, Croyde, and Instow are within approximately a 5-mile radius of the town. The A361 North Devon Link Road provides road connections to the M5 motorway, supporting travel throughout the region.



## Room list:

**Porch**

**Hallway**

**Lounge Diner**  
5.46m x 3.58m (17'10" x 11'8")

**Kitchen**  
3.48m x 2.37m (11'5" x 7'9")

**Bedroom 1**  
3.59m x 3.65m (11'9" x 11'11")

**Bedroom 2**  
3.34m x 2.69m (10'11" x 8'9")

**Bathroom**

**Store Cupboard**

**Garage**  
5.22m x 2.54m (17'1" x 8'3")