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Spacious Bungalow Within Generous Plot

Guide Price

£575,000

57 Redlands Road, Fremington, Barnstaple, EX31 2PP

- Incredibly Spacious Bungalow
- Modern Kitchen Diner
- Popular Village Location
- Solar Panels - Approx £2,000 pa
- Three Double Bedrooms
- Good Transport Links
- Double Sized Plot
- Separate Garage / Games Room
- Immaculately Presented Throughout

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 57 will be situated on your right.

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Room list:

Porch

2.61m x 1.91m (8'6" x 6'3")

Entrance Hallway

6.32m x 4.29m (20'8" x 14'0")

Living Room

4.24m x 6.07m (13'10" x 19'10")

Kitchen

2.94m x 4.75m (9'7" x 15'7")

Dining Room

4.25m x 3.93m (13'11" x 12'10")

Utility Room

2.90m x 3.17m (9'6" x 10'4")

Bedroom 1

3.63m x 4.35m/5.09m into bay (11'10" x 14'3"/16'8" into bay)

Ensuite Bath/Shower Room

3.30m x 3.15m (10'9" x 10'4")

Bedroom 2

3.53m x 4.64m (11'6" x 15'2")

Bedroom 3

3.53m x 3.36m (11'6" x 11'0")

Study

3.00m x 3.80m (9'10" x 12'5")

Shower Room

1.74m x 2.72m (5'8" x 8'11")

Sun Room

4.54m x 1.69m (14'10" x 5'6")

Games Room/Garage

4.66m x 6.09m (15'3" x 19'11")

Garage

4.09m x 8.26m (13'5" x 27'1")

Property Description

Accommodation

A porch opens into a wide entrance hall which provides access to all of the principal rooms. The living room is an impressive, light-filled space with twin bay windows, a feature fireplace with gas fire and French doors leading to the garden room which opens directly onto the rear terrace.

The dining room and kitchen have been reconfigured into a superb open-plan kitchen/diner, creating a sociable heart to the home. The kitchen which is fitted with extensive units, a central island, plentiful worktop space, and appliances including a double oven, dishwasher, fridge, freezer, and a 5-ring gas hob with extractor canopy benefit from having Bay windows to both the front and side which bring in abundant natural light, while the dining area is large enough for entertaining. A separate utility room offers additional storage and appliance space. There is also an airing cupboard, and access to the garden via a covered veranda.

The bungalow provides three well-proportioned double bedrooms, each with fitted wardrobes. The master bedroom benefits from a generous en-suite bathroom, complete with bath, separate shower cubicle, vanity unit with inset basin, and WC. A further shower room, finished in white, includes a walk-in shower with glass screen, WC, and wash hand basin. Additionally, there is a study area that could easily be enclosed to create a fourth bedroom if required.

Key Features

Substantial double plot extending to 0.28 acres.

Open-plan kitchen/diner with central island.

5-ring gas hob with extractor.

Solar panels generating approximately .£2,000 annually.

Integral larger than average garage with front and rear electric doors.

Private gardens backing onto local Bowls green.

Detached workshop/studio with scope for home office or hobbies.

Services

All Mains Services Connected

Solar EV Panels - Approx £2,000pa

Council Tax band

E

EPC Rating

C

Tenure

Freehold

Viewings

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



Surrounding Area

The frontage is laid mainly to lawn with mature planting and a brick-paved driveway leading to a large integral garage with light, power, water supply, and electric doors to both front and rear. Side access leads to the rear garden, which is fully enclosed and backs directly onto open fields, providing a high degree of privacy. The garden is mainly lawned with well-stocked borders, mature shrubs and fruit trees, together with a generous paved patio for outdoor dining. A detached workshop/studio, fully insulated and fitted with power and double-glazed windows, offers excellent potential for a home office, games room, or creative space.

Redlands Road sits in the heart of Fremington, with shops, pubs, and restaurants just a short stroll away. The popular Tarka Trail and Fremington Quay Café can also be reached on foot in around 10 minutes. Excellent transport links are close by, including local bus services to North Devon's beaches and coastal paths, and Barnstaple train station offering direct services to Exeter and beyond. Fremington lies on the edge of Barnstaple, North Devon's main town, which provides a full range of shops, leisure facilities, schools, and eateries. Beautiful beaches such as Instow, Croyde, and Woolacombe are all within easy reach, while the A361 North Devon Link Road connects quickly to the M5 for travel further afield.

