

GROUND FLOOR



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3 Bed Semi-Detached Bungalow

16 Chilpark, Fremington, Barnstaple, Devon, EX31 3BY

Asking Price

£325,000

- Sought After Village
- Close To Amenities
- No Ongoing Chain
- Nice size Plot
- Scope & Potential For Extension
- Garage & Off Road Parking

**Looking to sell? Let us
value your property
for free!**

Call 01271 327878
or email barnstaple@phillipsland.com

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 right onto Chilpark and continue straight ahead ignoring the bend to the right and number 16 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.
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Room list:

Entrance Porch

Entrance Hall

Sitting Room

4.22 max x 4.18 (13'10" max x 13'8")

Kitchen

3.63 x 3.09 (11'10" x 10'1")

Bedroom 1

3.31 x 3.02 (10'10" x 9'10")

Bedroom 2

3.31 x 2.56 (10'10" x 8'4")

Bedroom 3

2.57 x 2.41 (8'5" x 7'10")

Shower Room

Separate WC

Garage

Overview

Phillips, Smith & Dunn are delighted to offer for sale 16 Chilpark, a beautifully refurbished semi-detached bungalow set on a generous plot within a quiet cul-de-sac. The property has been tastefully updated throughout, offering stylish and comfortable living while still providing potential for extension (subject to the necessary planning permissions).

In brief, the accommodation comprises: a welcoming entrance hall leading to a spacious sitting room with a feature fireplace, creating a warm and inviting atmosphere. The kitchen includes a range of wall and base units, sleek work surfaces, tiled splashbacks, and space for appliances. A door from the kitchen opens into the rear porch, providing access to the attractive rear garden.

There are three bedrooms, two of which are generous doubles, all served by a newly refurbished shower room fitted with a contemporary suite and a separate WC.

This superbly presented bungalow is ready to move straight into and would suit a wide range of buyers seeking a modernised home in a peaceful and desirable location.

The village of Fremington is situated on the edge of Barnstaple and offers local amenities including a convenience store and Post Office, Medical Centre, local popular pubs, Chinese restaurant/takeaway and a bus service. Nearby is Fremington Quay, popular with artists and photographers alike, which fronts the River Taw with its popular café, with outside seating area, Heritage Centre, with parking and access to the Tarka Trail. Barnstaple, the regional centre of North Devon is only a few minutes' drive away, located along the banks of the rivers Taw and Yeo and offers an excellent range of business and leisure facilities including the Green Lanes Shopping Centre, out of town superstores, live theatre, leisure centre and Tarka Tennis Centre. From Barnstaple, there is a sprinter train service that runs through to the Cathedral city of Exeter and the development is well placed for the A361/North Devon Link Road via the Landkey turn off which provides much improved communications to and from the area. Some 7 to 10 miles to the west of Newport is the dramatic North Devon coastline with sailing, fishing and surfing, along the beaches at Instow, Saunton, Croyde and Putsborough.

Services

All main services connected

Council Tax band

C

EPC Rating

Tenure

Freehold

Viewings

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

