



**29 Merrythorn Road**  
Fremington | North Devon | EX31 3AL

**JAMES FLETCHER**

POWERED BY  
**exp** <sup>UK</sup>

## 29 MERRYTHORN ROAD

Situated in the heart of Fremington, 29 Merrythorn Road is a well-proportioned 3 bedroom semi-detached home enjoying ample off-road parking and a recently landscaped South-facing garden, within this much sought-after position. The first time on the market since being purchased from new, the property is immaculately presented but will benefit from some updating and modernisation, and therefore offers wonderful potential to create a beautiful family home that can be tailored to the new owner's individual style. Occupying a generous plot, there is plenty of scope to extend further, subject to the necessary consents, making this an ideal choice for first-time buyers, growing families, or those looking to invest. Sold with no onward chain.

Fremington is a popular village on the edge of Barnstaple, offering a thriving community and modern convenience, the perfect place to call home. Families will appreciate the proximity to the sought-after Fremington Community Primary School which is just a short stroll away, while sports enthusiasts can take advantage of Fremington Football Club and the scenic Tarka Trail, perfect for walking, cycling, and enjoying the stunning North Devon landscape. For commuters and those looking for easy access to amenities, the bustling market town of Barnstaple is just a short drive away and connected by a regular bus service.

Barnstaple, the regional centre of North Devon, stands as a historic market town steeped in tradition. Offering High Street shopping along with a number of retail outlets and entertainment options, the town provides a range of amenities for all ages. The Tarka Rail line also connects to Exeter in the South whilst the A361 connects to Tiverton, where there is a direct rail line to London Paddington.

The coast is also close-by, with popular tourist destinations of Saunton, Croyde & Woolacombe a short drive away and also connected by a regular bus service. Approximately 10 miles to the West of Barnstaple, the A39 connects to Bideford with the hotspots of Instow, Appledore & Westward Ho! along the way, and a further 25 miles to Bude, the gateway to North Cornwall and the Cornish coast.

**TO BOOK YOUR VIEWING, WHEN CALLING PLEASE QUOTE REF: JF0919**



## STEP INSIDE

The property opens to an inviting hallway, welcoming you into the home and providing stairs to the first floor. The hallway flows through to the spacious open-plan lounge/diner, enjoying a dual aspect with a large bay window at the front flooding the home with natural light, whilst to the rear is an adaptable conservatory enjoying a pleasant outlook over the garden. The kitchen is also found at the rear of the home, overlooking the garden, and is fitted with a range of work surfaces comprising a stainless steel sink and drainer unit with drawers and cupboards below and matching wall units over, a built-in oven and gas hob with extractor over along with a built-in fridge/freezer, space and plumbing for a washing machine and a door to outside.

The first floor landing opens to 3 bedrooms and the family bathroom, and also provides a convenient airing cupboard housing the gas combi boiler. The main bedroom is a comfortable double bedroom fitted with an array of built-in wardrobes, found at the rear of the home and overlooking the garden. The two further bedrooms are found at the front of the home, the largest is a comfortable double bedroom with built-in wardrobes, along with a single bedroom that could be utilised as a nursery or home office. The bathroom is found at the rear and is fitted with a coloured suite comprising a bath with shower over, low-level W.C and wash basin.

## OUTSIDE & PARKING

The property is approached at the front by a private driveway providing ample off-road parking, and a manageable lawned garden with flower beds and borders stocked with a variety of plants, shrubs and ornamental trees. There is side access to the rear garden which enjoys a sunny South-facing aspect. The rear garden has been recently landscaped and provides a wonderful escape at the rear of the home. The garden has been laid to patio for easy maintenance and provides a number of seating areas along with attractive raised beds providing a splash of colour. There is space for a large shed and greenhouse for those with green fingers too. It is felt there is space to extend at the side of the home too, subject to the necessary consents, to provide a garage or additional accommodation. In addition, there is a culvert that runs through the garden on West boundary which provides further space to unwind and read a book. For more details, please speak to the agent.

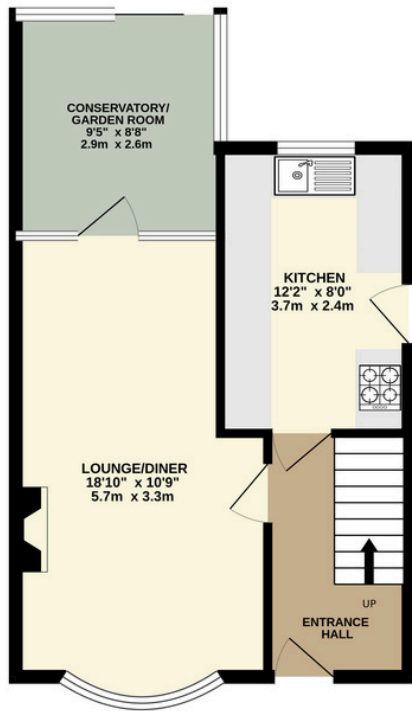
## VIEWINGS

By appointment only with the sole selling agent.

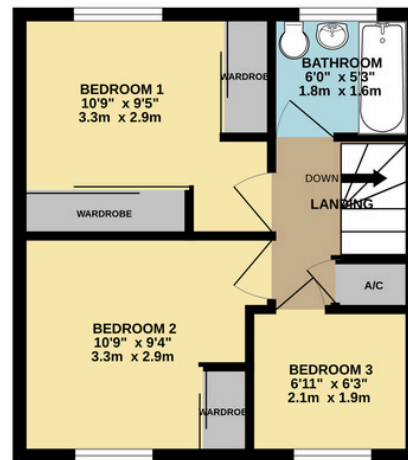




GROUND FLOOR  
427 sq.ft. (39.7 sq.m.) approx.



1ST FLOOR  
314 sq.ft. (29.2 sq.m.) approx.



MERRYTHORN ROAD, FREMINGTON

TOTAL FLOOR AREA : 742 sq.ft. (68.9 sq.m.) approx.

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.  
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- **Services:** All mains connected. Gas-fired central heating.
- **EPC:** D
- **Tenure:** Freehold
- **Council Tax:** Band C
- **Local Authority:** North Devon Council
- **Sellers Position:** No Onward Chain

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

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