

Total floor area 76.3 sq.m. (821 sq.ft.) approx
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



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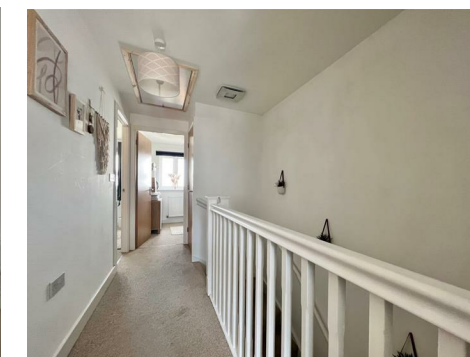
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**85 SAMPSON'S PLANTATION, FREMINGTON
BARNSTAPLE, EX31 3FF**

Chequers Estate Agents are delighted to present to the market this spacious three bedroom townhouse in the highly sought after location of Fremington. The property has been greatly improved and has the added attraction of a single garage as well as a fully enclosed garden.

£250,000

- Thee bedroom townhouse
- Modern and spacious accommodation throughout
- Open plan kitchen / living space
- Three bedrooms - one with en-suite shower room
- Located in the heart of Fremington
- Single garage with off road parking for one car
- Low-maintenance rear garden
- Highly sought after location
- Close to amenities and facilities
- A must view!



Situated in the ever-popular village of Fremington and lying in between the bustling towns of Bideford and Barnstaple and close to the beach of Instow is this modern and well presented 3 bedroom town house which would make a fantastic family or couples home. The property has been greatly improved by the current owners to create light and spacious accommodation.

The accommodation briefly comprises: a welcoming entrance hallway with handy cloakroom, a large, open-plan kitchen / diner with living space enjoying patio doors to the rear garden. Due to the impressive size of the kitchen / diner, there is ample space for a dining table as well as space for an additional sitting area. Moving upstairs to the First Floor, there are three bedrooms - one with an en-suite shower room as well as the family bathroom.

To the front of the property is a small shrub garden, whilst to the rear is a fully enclosed garden, which offers a degree of privacy. The garden is laid to artificial grass with a rear access gate leading to the single garage.

ENTRANCE HALLWAY

A welcoming and spacious entrance hallway with stairs to first floor landing, radiator, laminate flooring.

CLOAKROOM 5'9 X 2'7 (1.75M X 0.79M)

W.C, pedestal wash hand basin, radiator, laminate flooring.

OPEN PLAN KITCHEN / LIVING ROOM

KITCHEN 12'9 X 7'7 (3.89M X 2.31M)

A modern kitchen with plenty of base units, further matching wall cabinets and drawers. Integrated Bexo style oven with 4 ring gas hob and extractor fan, space and plumbing for washing machine, integrated fridge freezer and dishwasher. Cupboard housing the combination boiler supplying the central heating system. Preparation space, one and a half bowl sink set into work surface, radiator, laminate flooring, extensive tiling.

LOUNGE / DINER 16'6 X 14'9 (5.03M X 4.50M)

UPVC double glazed windows and doors giving access to the rear garden, understairs storage, radiator, laminate flooring.

FIRST FLOOR LANDING

A spacious landing area with access to the loft space (ladder and partly boarded), useful cupboard, fitted carpet.

BEDROOM ONE 11'6 X 8'1 (3.51M X 2.46M)

UPVC double glazed window to rear elevation, radiator, fitted carpet, built in double wardrobes with mirror doors.

EN-SUITE 8'1 X 4'8 (2.46M X 1.42M)

A modern shower room comprising single shower cubicle in a tiled surround, W.C, pedestal wash hand basin, shaver socket, radiator, tiled flooring.

BEDROOM TWO 9'7 X 8'2 (2.92M X 2.49M)

UPVC double glazed window to front elevation, radiator, fitted carpet.

BEDROOM THREE 6' X 7' (1.83M X 2.13M)

UPVC double glazed window to rear elevation, radiator, fitted carpet.

BATHROOM 6'1 X 5'8 (1.85M X 1.73M)

UPVC double glazed window to front elevation. A 3 piece white suite comprising panelled bath, W.C, pedestal basin, heated towel rail, vinyl flooring, shaver socket.

GARDEN

To the front of the property is a small shrub garden, whilst to the rear is a fully enclosed garden, which offers a degree of privacy. The garden is laid to artificial grass with fitted wooden bench and a rear access gate leading to the single garage.

GARAGE

Single garage with up and over door. Parking for one car in front of the garage.

AGENT NOTE

Please note there is a maintenance charge of £325.26 per year payable to FirstPort Property Management for future management of the estate and maintenance of areas of open space.

NOTE

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.