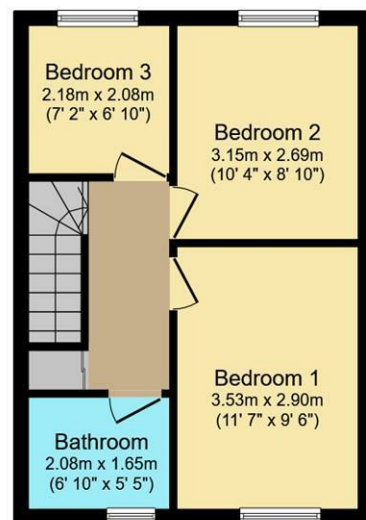


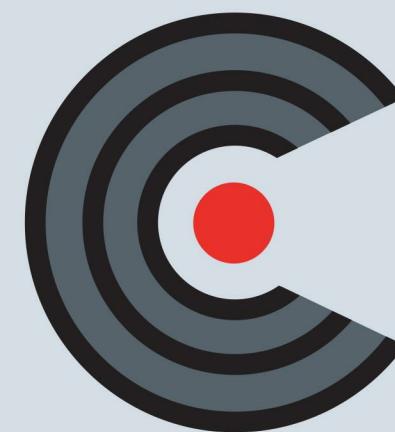
Ground Floor
Floor area 71.6 m² (771 sq.ft.)



First Floor
Floor area 34.5 m² (371 sq.ft.)

TOTAL: 106.1 m² (1,142 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



CHEQUERS

INDEPENDENT ESTATE AGENTS

Smart Move

T: 01271 379314

E: enquiries@chequershomes.co.uk

W: chequershomes.co.uk

4 PARK CLOSE, FREMINGTON

BARNSTAPLE, EX31 2PQ

Chequers Estate Agents are delighted to offer to market this light and spacious, three bedroom, link-detached property in the fantastic location of Park Close, Fremington. Offering larger than average reception space and a lovely south/west facing rear garden. In need of some general redecoration throughout, this property offers a wonderful opportunity to make this your perfect family home.

£300,000

Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<small>Not energy efficient - higher running costs</small>			
		83	87

COUNCIL BAND **C**



66-67 Boutport Street, Barnstaple, Devon, EX31 1HG
T: 01271 379314 E: enquiries@chequershomes.co.uk
W: chequershomes.co.uk



- LINK DETACHED PROPERTY
- DESIRABLE LOCATION
- LIGHT AND SPACIOUS RECEPTION ROOMS
- THREE BEDROOMS
- GARAGE AND DRIVEWAY PARKING
- SOUTHWEST FACING REAR GARDEN
- GENERAL MODERNISATION REQUIRED
- CLOSE TO LOCAL SCHOOLS AND AMENITIES
- QUIET CUL-DE-SAC POSITION
- A MUST VIEW!



LOUNGE 15'11 X 15'04 (MAXIMUM) (4.85M X 4.67M (MAXIMUM))

Fantastic size lounge with two double glazed windows to the side elevation leading into the dining room / second sitting room. Electric fire with surround makes a lovely focal point to the room and there is a useful understair cupboard providing great storage. Fitted carpets and radiator.

DINING ROOM / SECOND SITTING ROOM 15'08 X 10' (4.78M X 3.05M)

This wonderful extension provides a light and bright space you can use as a dining room or additional sitting room and has a patio door, with windows either side, giving access to the southwest facing garden. Fitted carpet and radiator.

BEDROOM ONE 9'06 X 11'07 (2.90M X 3.53M)

Large main bedroom with plenty of fitted wardrobes and additional fitted storage units about the bed space. Large double glazed window to front elevation allowing plenty of natural light. Fitted carpets and radiator.

BEDROOM TWO 8'10 X 10'04 (2.69M X 3.15M)

Large double bedroom with plenty of fitted wardrobes and further fitted storage units about the bed space. Double glazed window to rear elevation allowing plenty of natural light into the room. Fitted carpets, radiator.

BEDROOM THREE 6'10 X 7'02 (2.08M X 2.18M)

Single bedroom with window to rear elevation. Built in storage cupboard above bed space, room for wardrobe and single bed. Fitted carpet, radiator.

BATHROOM 6'01 X 6'03 (1.85M X 1.91M)

Three piece suite comprising bath, washbasin and WC. Opaque double glazed window to the front elevation, laminate floor, radiator.

LANDING

Doors lead to all bedrooms and the family bathroom. Large cupboard with shelving and housing the boiler. Access to the loft hatch, fitted carpet.

GARAGE 8'10 X 16'11 (2.69M X 5.16M)

Super large garage with electric roller door. Power and light connected. Rear door leading into the lean-to shed. Vaulted ceiling which is part boarded for additional storage.

LEAN-TO BRICK SHED 9'01 X 7'02 (2.77M X 2.18M)

Useful area lending itself for a utility / small workshop space. Power connected and door leading into garage and rear garden.

OUTSIDE

To the front of the property there is a small lawn area and access to the rear garden through a side gate. There is a driveway providing plenty of room for two cars in front of the garage. The front door is on the side elevation.

To the rear of the property the southwest facing garden is laid to paving with some raised brick flower beds with some mature shrubs and plants. There is also an existing wooden summer house. With a little weeding and freshening up, this would be the perfect place for alfresco dining with family and friends or a lovely quiet spot to sit and listen to the birds.

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.



Welcome to this wonderful opportunity to purchase a family home within the desirable location of Park Close, Fremington. General redecoration is required throughout, offering great potential and scope to make your own. This property has the added benefit of being sold to market with no onward sales chain.



The property accommodation briefly comprises a welcoming hallway with space to hang coats and keys, stairs leading to the first floor, a handy cloakroom with shower and access to the kitchen and reception rooms. The large, light and bright lounge and dining room / second sitting room, offers a wonderful space to spend time together with family and friends and leads out through a patio door to the sunny low maintenance garden. On the first floor are two large double bedrooms, a third single bedroom and a bathroom. To the front of the property is a lawn area with driveway providing off road parking for two cars in front of the garage with electric roller door. This property has the added benefit of owned solar panels with storage battery.

All in all, this property is a fantastic family home and Chequers Estate Agents, the sole selling agents, advise an internal inspection to truly appreciate what this home has to offer.

Park Close is situated off Beards Road in Fremington, a lovely village location with a wonderful community. With a primary school, local shop, take-aways, pubs, hairdressers and doctors all within easy reach, you have fantastic amenities on your doorstep.



Fremington borders the West Yelland and popular coastal area of Instow with its beach and offers many sought after farm shop, pubs, restaurants and facilities. A regular bus service is available, which allows access to the Port and town of Bideford or Barnstaple. Situated in the valley of the River Taw, Barnstaple is surrounded by beautiful countryside and has a variety of great shops, supermarkets, restaurants, schools and pubs. As well as those all important recreation facilities including a leisure centre, cinema, a bustling market and banking facilities. The A361 North Devon Link Road provides convenient access to the M5 Motorway and further sandy beaches such as Saunton, Woolacombe and Croyde are within easy reach.

KITCHEN 9'04 X 7'08 (2.84M X 2.34M)

Light and bright kitchen with ample cupboard space and work surfaces; integrated oven and grill, four-ring gas hob, single inset sink with draining board. Space for a fridge/freezer and space and plumbing for a washing machine. Laminate flooring and large double glazed window to front elevation.



CLOAKROOM 5'02 X 4'11 (1.57M X 1.50M)

Useful downstairs cloakroom with WC, wash basin and shower. Fully tiled with opaque double glazed window to front elevation.