



46, BEARDS ROAD, FREMINGTON, BARNSTAPLE, EX31 2PG

Chequers Estate Agents are delighted to offer to the market this well presented and spacious, three bedroom detached property in the fantastic location of Beards Road, Fremington. A perfect turn-key opportunity with the added attraction of a double driveway, front and rear gardens and a single garage.



CHEQUERS

INDEPENDENT ESTATE AGENTS

Smart Move

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OIEO
£300,000



- **PREPARE TO FALL IN LOVE**
- **A PERFECT FAMILY HOME OR FIRST TIME BUY**
- **DETACHED THREE BEDROOM PROPERTY**
- **MODERN KITCHEN WITH TWO RECEPTIONS ROOMS**
- **HIGHLY SOUGHT AFTER CUL-DE-SAC LOCATION**
- **SINGLE GARAGE AND DRIVEWAY WITH OFF ROAD PARKING FOR TWO CARS**
- **FULLY ENCLOSED GARDEN**
- **CLOSE TO AMENITIES AND FACILITIES**
- **GAS CENTRAL HEATING AND UPVC DOUBLE GLAZING**
- **A MUST VIEW**



Welcome to this wonderful opportunity to purchase a detached three bedroom family home within the desirable location of Beards Road, Fremington.

The property accommodation briefly comprises a welcoming and spacious hallway with space to hang coats and keys, stairs leading to the first floor. The hallway provides level access to the kitchen and living room. Fitted with ample cupboards, the kitchen is the perfect space to create home-cooked meals for family and friends. The kitchen has plenty of space for white goods and has an integrated oven and microwave along with a four ring gas hob. The large, light and bright lounge offers a wonderful space to spend time together with family and friends and leads out through patio doors to the conservatory, which the current owners use as a dining room. The conservatory has patio doors leading to the wonderful garden. On the first floor are two double bedrooms, a third single bedroom and a modern shower room. To the front of the property is a lawn area with driveway providing off road parking for two cars in front of the garage. Whilst to the rear of the property is a fully enclosed garden which has been beautifully kept by the current owners. The garden is laid mainly to lawn with an area of patio perfect for alfresco dining along with a variety of mature shrubs and plants.

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.

LOCATION - FREMINGTON

Beards Road is situated 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.





ENTRANCE HALLWAY

A spacious and welcoming entrance hallway to this beautiful home with stairs rising to first floor landing. Radiator, fitted carpet.

KITCHEN

9'04 x 7'09

A modern and attractive fitted kitchen with plenty of cupboards. Further matching cabinets and drainer, inset one and a half bowl sink set into work surface with cupboards below. Integrated single oven with four ring gas hob and microwave. Space and plumbing for washing machine, space for fridge freezer, integrated dishwasher. Laminate flooring, UPVC double glazed window to front elevation and door giving access to side elevation.

LOUNGE

16'0 x 15'04

A light and bright living room with UPVC double glazed window to rear elevation overlooking the garden, understairs storage, radiator, fitted carpet.



CONSERVATORY

11'0 x 8'02

UPVC double glazed windows to side elevation and rear elevation overlooking the garden. UPVC double glazed patio doors giving access to the garden, radiator, tiled flooring.

FIRST FLOOR LANDING

Access to the loft, fitted carpet.

BEDROOM ONE

12'06 x 9'06

A dual aspect bedroom with UPVC double glazed windows to front and side elevation, radiator, fitted carpet.

BEDROOM TWO

10'08 x 7'09

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





BEDROOM THREE

7'10 x 7'05

A single bedroom with UPVC double glazed window to rear elevation overlooking the garden, radiator, fitted carpet.

SHOWER ROOM

6'0 x 8'09

A modern three piece suite comprising double shower cubicle in a tiled surround, W.C, vanity sink unit. Useful airing cupboard housing the gas combination boiler, heated towel rail, tiled flooring, UPVC double glazed window to front elevation, shaver socket.

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 single garage. The driveway leads to the front door.

To the rear of the property the beautiful garden is laid mainly to lawn with an area of patio perfect for alfresco dining and to enjoy a summer barbecue with family and friends. The garden has been a much loved part of this home and has a variety of mature plants and shrubs borders. The garden is the perfect space for children to play, pets to potters or a lovely quiet spot to sit and listen to the birds.



SINGLE GARAGE

16'09 x 8'09

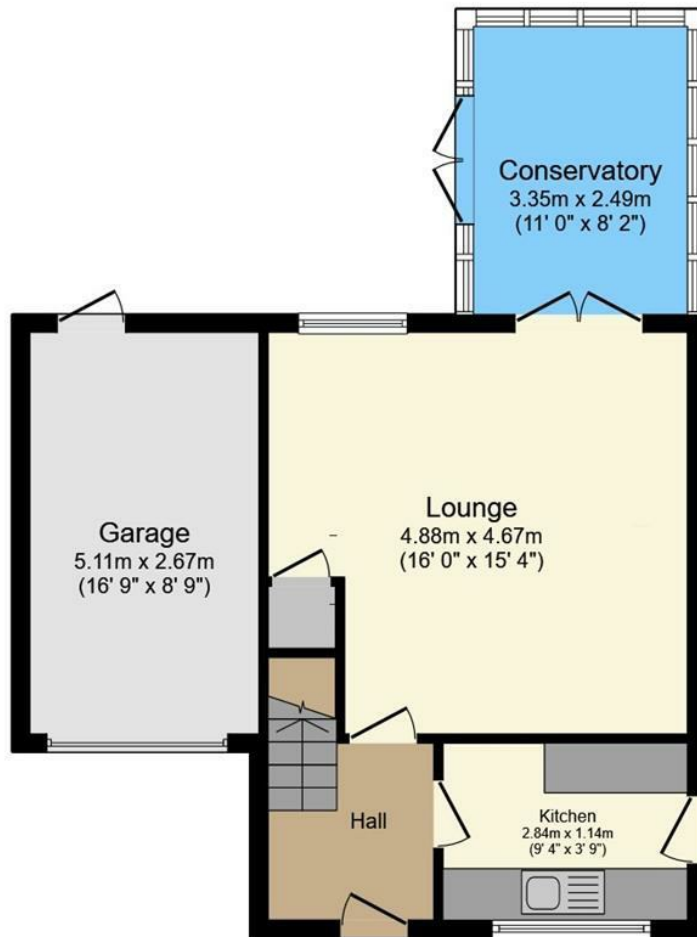
Light and power connected. Up and over door.

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.

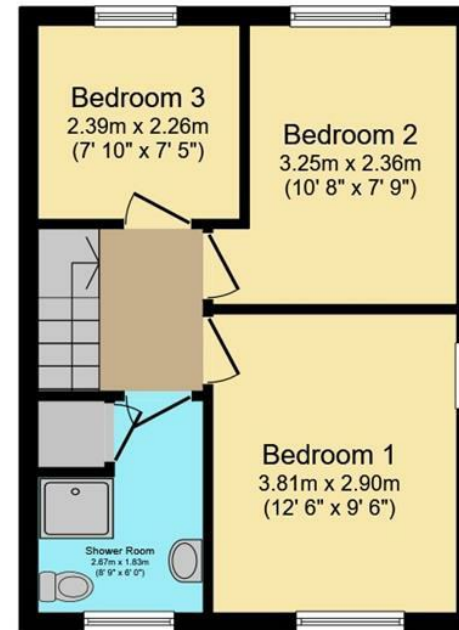






Ground Floor

Floor area 55.1 m² (593 sq.ft.)



First Floor

Floor area 33.3 m² (359 sq.ft.)

TOTAL: 88.5 m² (952 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



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		81
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

COUNCIL TAX BAND C



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