



## 2, ST. ANDREWS ROAD, FREMINGTON, BARNSTAPLE, EX31 3BT

Chequers Estate Agents are delighted to offer this fabulous detached bungalow, situated within a tucked away position, at the end of a cul de sac and close to the village amenities of Fremington. Previously a three bedroomed property, it has been remodelled by the current vendors, to create a spacious two bedroom home, with en-suite and separate bathroom facilities. It benefits from private mature gardens, block paved driveway, garage/storage and accommodation finished to a high standard throughout.



# CHEQUERS

INDEPENDENT ESTATE AGENTS

Smart Move

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# £395,000



- **A SPACIOUS AND WELL PRESENTED TWO BEDROOM DETACHED BUNGALOW (PREVIOUSLY 3 BED)**
- **SITUATED IN A TUCKED AWAY POSITION AT THE END OF A SOUGHT AFTER CUL DE SAC**
- **LOUNGE WITH WOODBURNER**
- **DINING ROOM OPEN PLAN TO CONSERVATORY**
- **SUPERB RE-FITTED KITCHEN WITH A RANGE OF INTEGRATED APPLIANCES**
- **TWO DOUBLE BEDROOMS**
- **EN-SUITE WET ROOM AND SEPARATE BATHROOM**
- **BLOCK PAVED DRIVEWAY PROVIDING PARKING FOR 2 CARS & INTEGRAL GARAGE/STORAGE**
- **ENCLOSED PRIVATE MATURE GARDEN**
- **HEAT AIR SOURCE SYSTEM AND SOLAR PANELS**



Chequers Estate Agents are delighted to offer this spacious, well presented detached bungalow, situated within a tucked away position, at the end of a cul de sac and close to the excellent village amenities at Fremington.

Previously a three bedroom property, it has been remodelled by the current vendors, to offer a very comfortable two bedroom bungalow, with the added attraction of a stylish en-suite wet room, along with separate bathroom. Another fantastic addition to the property is a superb newly kitchen fitted in 2023, with a range of built in appliances. The rest of the accommodation includes a lounge with wood burner and a generous conservatory extension, which incorporates a dining and seating area, which gives direct access to the sun terrace and private mature garden beyond. To the front is a block paved driveway providing parking for two cars. There is also an integral garage with automated door, that houses the heating and solar panel controls and the hot water tank, and also provides excellent storage. The owners have also installed a new air source heat pump system, along with solar panels. A wonderful property in a desirable location.





## LOCATION - FREMINGTON

St Andrews 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

Double glazed window to front aspect, double glazed entrance door, cloak and boot space, radiator, loft hatch, coved ceiling, downlighters, airing cupboard, fitted carpet.

## LOUNGE

14'11" x 14'10"

Double glazed window to front aspect, radiator, fireplace with wood burner inset, fitted carpet, coved ceiling.

## KITCHEN

13'10" x 10'10"

Double glazed window to rear aspect, recently installed Howdens fitted kitchen, range of cupboards and drawers, one and a half bowl sink / drainer unit, built in Lamona double oven, Zanussi conductor hob, large integrated fridge, built in dishwasher, integrated Lamona washing machine and dryer, ample work surface areas, vinyl flooring.

## CONSERVATORY AND DINING SPACE

23'3" x 10'2"

Double glazed windows to rear and side aspects, double glazed patio doors leading to garden, two radiators, vinyl flooring, door leading to integral garage.

## BEDROOM ONE

11'3" x 11'10"

Double glazed window, radiator, two fitted wardrobes, fitted carpet, coved ceiling.





## EN-SUITE WETROOM

9'4" x 5'6"

Opaque double glazed window, large shower area with bifold screen, towel radiator, low level W.C/Bidet, hand basin with vanity cupboards below and over, downlighting.

## BEDROOM TWO

11'10" x 10'6"

Double glazed window to front aspect, radiator, fitted carpet, coved ceiling.

## BATHROOM

6'11" x 5'5"

Double glazed opaque window, bath with shower attachment over, hand basin, low level W.C, towel radiator, downlighters, fully tiled walls and flooring.



## OUTSIDE

To the front of the property is a blocked paved driveway, providing parking for two cars comfortably. There is also an integral garage providing excellent storage. A gate to the front provides pedestrian access to the garden. There is an enclosed mature garden that wraps around the property, enjoying a good deal of privacy and comprises of level lawn and patio areas, along with a secluded garden area to the side of the bungalow.

## VIEWING ARRANGMENTS

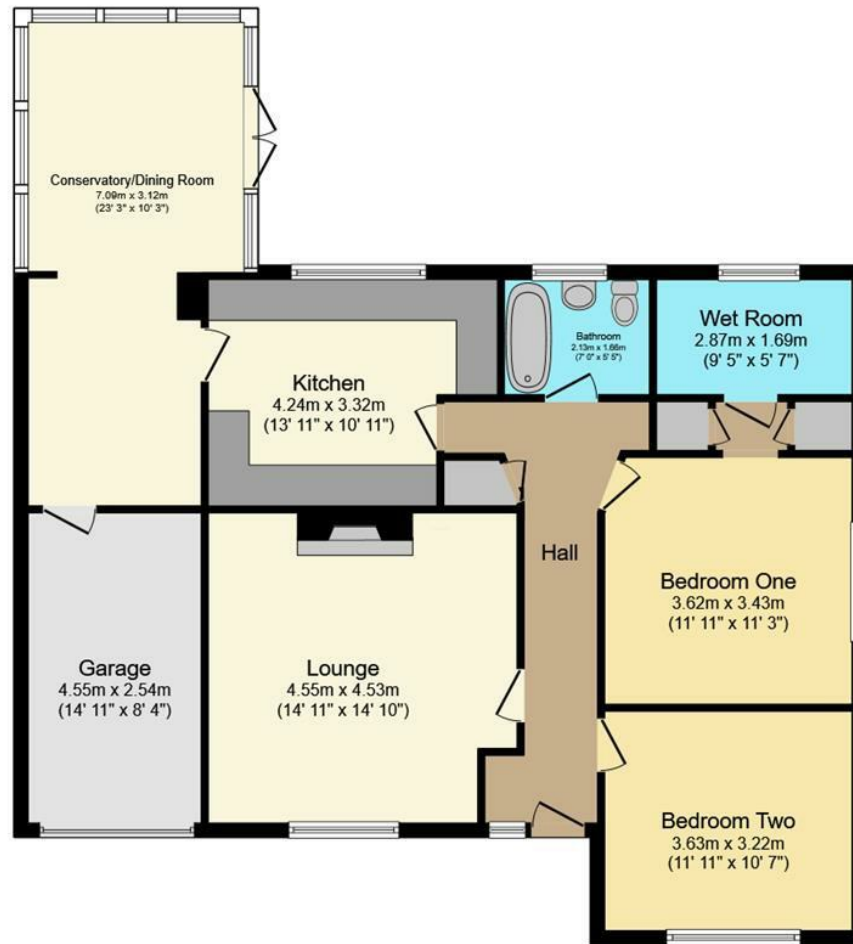
Viewing strictly via the Agent, please call our office on 01271 379 314.

## 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.







## Floor Plan

Floor area 113.9 m<sup>2</sup> (1,226 sq.ft.)

**TOTAL: 113.9 m<sup>2</sup> (1,226 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](http://www.Propertybox.io)



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	<b>72</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**COUNCIL TAX BAND C**



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