



### Floor Plan

Floor area 71.1 sq.m. (765 sq.ft.)

TOTAL: 71.1 sq.m. (765 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



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### 47 SAMPSON'S PLANTATION, FREMINGTON BARNSTAPLE, EX31 3FF

Chequers Estate Agents are delighted to present this purpose built, second floor 2 bedroom apartment, offering spacious and brights accommodation, situated in an edge of village location and benefitting from an allocated car parking space, well maintained communal grounds and the added attraction of being sold with no onward chain.

# £149,950

CHEQUERSHOMESBARNSTAPLE

- PURPOSE BUILT SECOND FLOOR APARTMENT
- WELL PRESENTED AND SPACIOUS ACCOMMODATION
- ALLOCATED PARKING FOR ONE VEHICLE
- ATTRACTIVE SETTING WITH NEARBY WOODLAND
- GENEROUS OPEN PLAN LIVING ROOM
- FITTED KITCHEN WITH DINING SPACE
- TWO DOUBLE BEDROOMS
- DOUBLE GLAZING AND GAS FIRED CENTRAL HEATING
- IDEAL FIRST TIME BUY OR BUY TO LET OPPORTUNITY
- NO ONWARD CHAIN



Chequers Estate Agents are delighted to present this second floor, purpose built apartment, situated on the edge of Fremington village - a fantastic location with a wonderful community. Fremington offers a primary school, local shop, take-aways, pubs, hairdressers and doctors all within easy reach, you have fantastic amenities on your doorstep. The apartment block itself is well maintained and managed and is nestled within an attractive corner plot, with woodland neighbouring one side of it. There is the benefit of allocated parking, useful bin / bike store and attractive communal grounds.



The apartment itself is accessed via the second floor landing, which is bright and welcoming and only gives access to number 47. After entering the property the generous hallway gives level access to all the rooms. The hallway has two useful storage cupboards and the loft hatch. The main living area offers an open plan, flexible space with lounge and dining area and the attraction of double aspect views allowing lots of natural daylight to flood in. The modern kitchen is well equipped and benefits from some built in appliances including washer/dryer, electric oven and gas hob. To complete the accommodation is a spacious bathroom and two double bedrooms. The bedrooms enjoy a pleasant outlook to the neighbouring woodland, which borders one side of the development. It is a property would make a lovely main residence, but equally a great buy to let opportunity, with excellent rental potential. No onward chain!



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.

#### COMMUNAL HALLWAY

Door leading to stairwell and stairs leading to spacious second floor landing.



#### HALLWAY

Main entrance door leading to second floor landing, cloak cupboard housing fuse box, second larger storage cupboard, intercom receiver, loft hatch, radiator, fitted carpet.

#### LIVING ROOM / DINING AREA & KITCHEN AREA 15'0" X 20'8" (4.59 X 6.30)

Bright double aspect room, two double glazed windows to front aspect, double glazed window to side aspect, two radiators, fitted carpet in lounge/dining area, vinyl flooring in kitchen area. Space for fridge/freezer, built in electric oven with gas hob and extractor hood over, integrated washer/dryer, single bowl drainer unit, range of fitted cupboards and drawers, ample work surface areas and power points. Smoke alarm, woodland views to front and side aspect.

#### BEDROOM ONE 10'1" X 13'6" (3.09 X 4.14)

Spacious double bedroom, double glazed window to side aspect with woodland views, radiator, fitted carpet, ample power points.

#### BEDROOM TWO 7'8" X 10'3" (2.36 X 3.13)

Double bedroom, double glazed window to side aspect with woodland views, radiator, ample power points, fitted carpet.

#### BATHROOM 7'2" X 6'6" (2.20 X 2.0)

White suite comprising bath, wall mounted shower attachment over and screen, low level W.C, pedestal hand basin, radiator, extractor fan, vinyl flooring.

#### OUTSIDE

To the front of the property is an archway which leads to the allocated parking area. The parking space for number 47 is conveniently located, opposite the entrance to the apartment block. There is also a detached communal lock up storage unit for bins, recycling containers and space for bikes. The development also offers some communal lawn areas and well tended borders.

#### AGENTS NOTE

All mains services connected. Leasehold: 125 year lease commencing 2010. Ground rent: £150 per annum. Service charge: £1,470 per annum.

The rental income figure has been suggested between £750-£800 per calendar month.

#### 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.