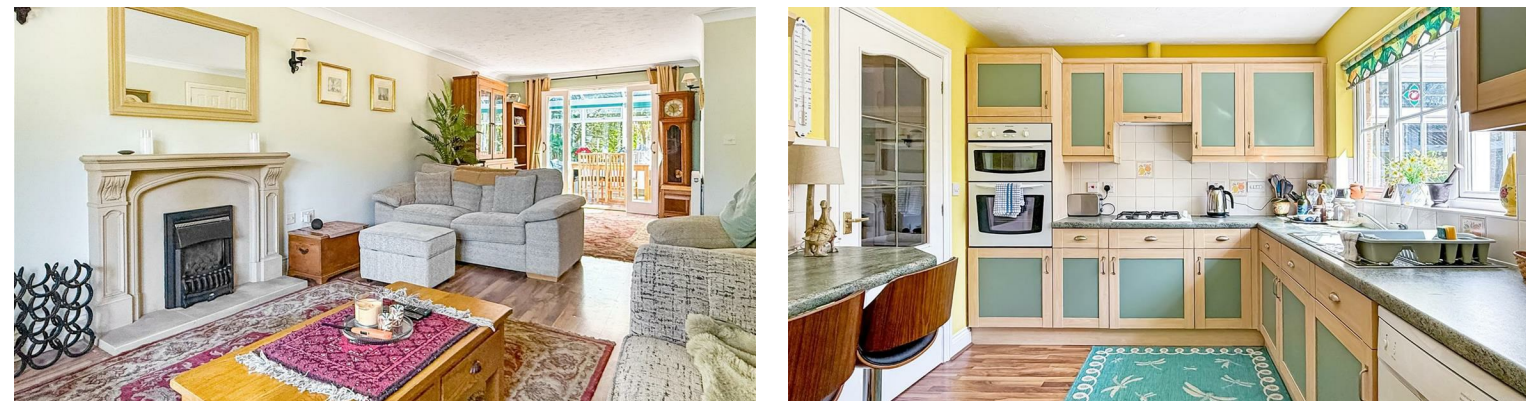




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**Well Presented Detached Bungalow**  
1 Griggs Garden, Fremington, Barnstaple, EX31 3BQ

Guide Price

**£350,000**

- NO ONWARD CHAIN
- QUIET END OF CUL DE SAC POSITION
- SPACIOUS LIVING ROOM
- TWO DOUBLE BEDROOMS
- PVC SOLAR PANELS
- POPULAR RESIDENTIAL LOCATION
- MODERN SHOWER ROOMS
- BEAUTIFUL REAR GARDEN
- WELL PRESENTED DETACHED BUNGALOW

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## Room list:

### Porch

**Living Room / Dining Room**  
9.13m x 3.67m (max) (29'11" x 12'0" (max))

**Kitchen**  
2.67m x 3.20m (8'9" x 10'5")

**Utility Room**  
2.67m x 1.54m (8'9" x 5'0")

**Bedroom 1**  
3.46m x 3.46m (11'4" x 11'4")

**Ensuite Shower Room**  
1.55m x 2.26m (max) (5'1" x 7'4" (max))

**Bedroom 2**  
2.67m x 3.91m (8'9" x 12'9")

**Family Shower Room**  
2.67m x 2.05m (max) (8'9" x 6'8" (max))

**Conservatory**  
3.00m x 3.12m (9'10" x 10'2")

**Garage - Office**  
2.81m x 2.82m (9'2" x 9'3")

**Garage - Storage**  
2.16m x 2.82m (7'1" x 9'3")

## Outside & Surrounding Area

The property occupies a pleasant position at the end of a quiet cul-de-sac, offering a sense of privacy and minimal passing traffic.

To the rear, the garden is beautifully maintained and well-established, featuring a combination of lawn, mature planting, and seating areas. The space is ideal for outdoor dining, entertaining, or simply enjoying the peaceful surroundings.

To the front, there is a driveway providing off-road parking and access to the former garage, now partly converted into office and storage space.

Fremington is a popular residential location, offering a range of local amenities including shops, schools, and easy access to Barnstaple town centre, along with nearby countryside and coastal walks.



## Property Description

A well-presented and energy-efficient detached bungalow, situated in a quiet end of cul-de-sac position within the highly sought-after village of Fremington.

This attractive home offers light and spacious accommodation throughout, including a generous living / dining room which enjoys plenty of natural light and provides a comfortable space for both relaxing and entertaining. The adjoining conservatory creates an additional reception area, offering a pleasant outlook over the rear garden and a seamless connection between indoor and outdoor living.

The kitchen is well-equipped with a range of fitted units and work surfaces, complemented by a separate utility room for added convenience and practicality.

There are two well-proportioned double bedrooms, with the principal bedroom benefiting from its own en-suite shower room. A modern family shower room serves the remainder of the property.

A particular feature of the home is the former garage, which has been thoughtfully divided to provide a useful home office and separate storage area, offering flexibility for a variety of uses including remote working or hobbies.

Further benefits include PVC solar panels with feed-in tariff, helping to improve energy efficiency and reduce running costs. The property is offered to the market with no onward chain.

## Services

All Mains Services Connected

## Council Tax band

C

## EPC Rating

C

## Tenure

Freehold

## Viewings

Strictly by appointment with the Phillips, Smith & Dunn Barnstaple branch on 01271 327878

