



WOOLLIAMS
Property Services

Guide price £250,000
Beechfield Road, Fremington, EX31



3

Bedrooms



1

Bathroom

2 Queens House, Queen Street, Barnstaple, EX32 8HJ |
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On the ground floor, the property features a good-sized lounge, providing a comfortable space to relax and unwind, along with a separate dining room ideal for family meals or entertaining. The lovely kitchen overlooks the rear garden, creating a bright and pleasant space with a wonderful outlook. Also on the ground floor is a convenient downstairs WC and a useful workshop, offering excellent additional space for hobbies, storage or home projects. Upstairs, there are three good-sized bedrooms and a family bathroom, providing comfortable accommodation for families, couples or those looking for additional space to work from home. Outside, the property benefits from a large rear garden, offering plenty of space for outdoor dining, entertaining and enjoying the warmer months. There is parking for one vehicle directly in front of the property, with additional on-road parking available.

A beautifully presented three-bedroom house offering spacious and versatile accommodation, together with a generous rear garden.

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The sought-after village of Fremington enjoys an enviable position on the outskirts of Barnstaple, combining a peaceful village setting with a range of convenient local amenities. These include a convenience store, primary school, post office, popular pubs, a medical centre and regular bus services providing easy access to Barnstaple and the surrounding area.

The picturesque coastal village of Instow is also within easy reach, renowned for its beautiful sandy beach, welcoming pubs and restaurants, and the North Devon Yacht Club. The village also provides excellent access to the Tarka Trail, offering miles of scenic walking and cycling routes through the stunning North Devon countryside and along the coast.

Entrance Porch

UPVC double-glazed door off, ceramic tiled floor.

Entrance Hall

Front door off, staircase to 1st floor, double radiator, fitted carpet.

Lounge *5.29m x 3.48m (17' 4" x 11' 5")*

A double aspect room with 2 UPVC double-glazed windows, feature fire surround with fitted living flame co-effect gas fire, radiator, fitted carpets.

Dining Room *3.94m x 3.02m (12' 11" x 9' 11")*

Radiator, half height panelling to walls, laminate flooring, archway to

Kitchen *4.94m x 2.13m (16' 2" x 7')*

Range of cottage style kitchen units with inset one and a half bowl single drainer sink unit with space below and plumbing for a dishwasher. Working surface with cupboard and a range of deep pan drawers below, working surface with space below, double upright unit, range of wall units, gas cooker point and stainless steel cooker hood. Wall mounted Viessmann gas fire combination boiler feeding domestic water and central heating system, heated towel rail, part tiled walls, ceramic tiled floor, door to

Rear Lobby

UPVC double glazed door rear garden.

Workshop *2.48m x 2.10m (8' 2" x 6' 11")*

UPVC double glazed window, plumbing for washing machine, light and power connected.

Toilet *1.22m x 0.82m (4' x 2' 8")*

Close-coupled W.C.

First Floor Landing

Fitted carpet to stairs, access to loft space.

Bedroom 1 *4.46m x 2.82m (14' 8" x 9' 3")*

Built-in storage cupboard, built-in wardrobe cupboard, radiator, fitted carpet.

Bedroom 2 *4.75m x 3.32m (15' 7" x 10' 11")*

Built-in storage cupboard, radiator, fitted carpet.

Bedroom 3 *3.33m x 2.30m (10' 11" x 7' 7")*

Built-in storage cupboard, radiator, fitted carpet.

Bathroom *3.06m x 1.82m (10' x 6')*

White suite comprising panelled bath with fully tiled wall area, Myra shower unit. Pedestal wash handbasin, close-coupled WC, heated towel rail, ceramic tiled floor.

Outside

There is a dropped curb in front of the property providing vehicle access onto a gravel and paved hardstanding area in front of the house. A pedestrian gate and concrete pathway to the front door, this pathway extends to the side of the property with a passageway below bedrooms one and three and giving access to the rear gardens. There is a planted front garden area and privet hedge. To the rear of the house is a very good-sized level enclosed garden with a planted sideboard, metal implement store, pedestrian gate and outside tap.

Services

Mains water, gas, electricity, and drainage connected.

Council Tax

Band B

EPC

An EPC report has been requested for this property and once the assessment has been carried out and report completed, information will be added to our sales and marketing material.

Tenure

Freehold

Viewings

By appointment through Woolliams Property Services. Telephone: Office Hours: 01271 328586 Out of Office Hours: 07977 269098

Useful Information

To find out further useful information on this property, such as bin collection days, whether this is a conservation area, planning history, etc, why not check the North Devon Council website: www.northdevon.gov.uk/my-neighbourhood

Directions

what3words:///rivals.elder.indeed



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Ground Floor



First Floor

