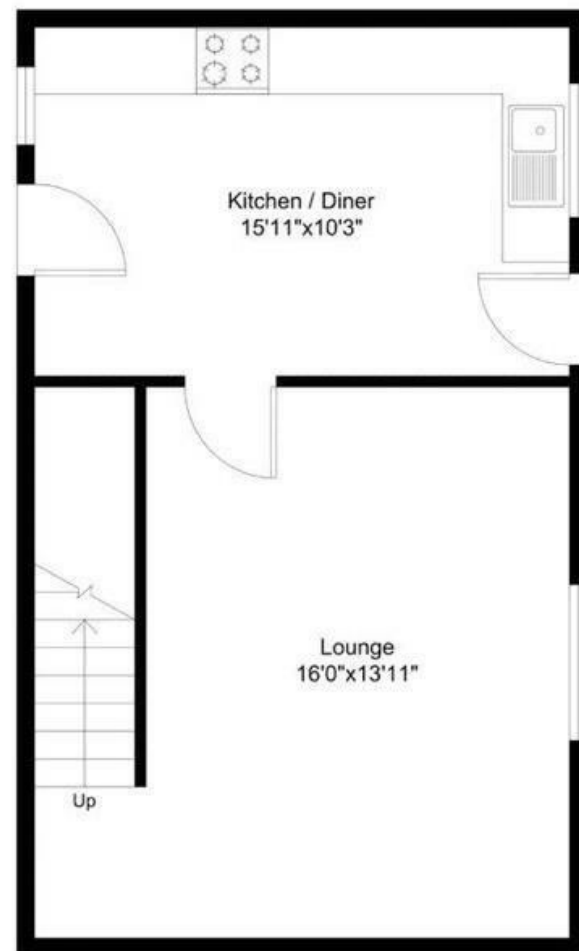
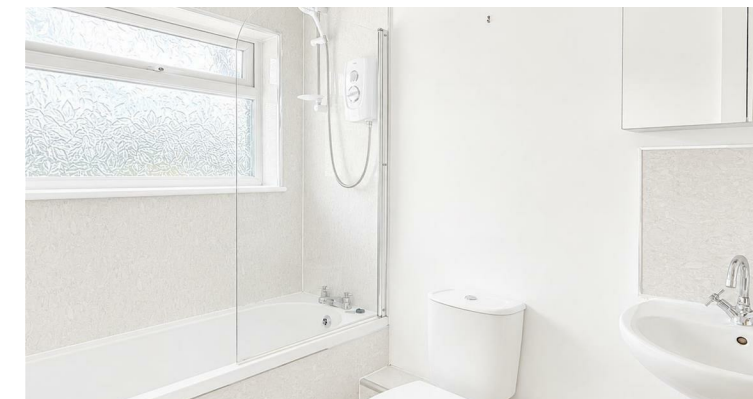




GROUND FLOOR



FIRST FLOOR



Two Bed End of Terrace House

15 Higher Road, Fremington, Barnstaple, EX31 3BG

Guide Price

£200,000

- NO ONWARD CHAIN
- TWO DOUBLE BEDROOMS
- MODERN KITCHEN
- POPULAR VILLAGE LOCATION
- OFF ROAD PARKING
- EV CAR CHARGING POINT

Directions

From our office proceed out of town up Sticklepath Hill towards Bickington, at Cedars roundabout take the second exit heading through Bickington, Continue onto Mill Hill B3233 and towards Fremington. At the traffic lights at Fremington shops, take the left turn onto Higher Road, No 15 will be found after a short distance on your left hand side before the road bends around to the right.

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value your property
for free!**

**Call 01271 327878
or email barnstaple@phillipsland.com**

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Room list:

Kitchen/Diner
4.85m x 3.12m (15'10" x 10'2")

Living Room
4.88m x 4.24m (16'0" x 13'10")

Bedroom 1
4.85m x 3.07m (15'10" x 10'0")

Bedroom 2
4.80m x 2.46m (15'8" x 8'0")

Bathroom
2.57m x 1.65m (8'5" x 5'4")

Courtyard/Parking

Property Description

Offered to the market with no onward chain, 15 Higher Road is a well-presented two-bedroom end of terrace home situated in the popular North Devon village of Fremington. The property offers bright and generously proportioned accommodation, together with a modern fitted kitchen, two double bedrooms, off-road parking and an EV charging point. The accommodation opens into a spacious Living Room, providing a comfortable and versatile main reception space with plenty of natural light. Attractive wood-effect flooring runs throughout, while the open staircase creates a distinctive feature within the room. There is ample space for a range of furniture, making this an inviting setting for both relaxing and entertaining.

To the rear is the impressive Kitchen/Diner, fitted with a contemporary range of sleek white wall and base units complemented by contrasting work surfaces. The kitchen incorporates an integrated oven and hob with extractor over, together with space and plumbing for a washing machine. A window above the sink provides plenty of natural light, while the generous proportions allow space for a dining table and chairs. A door provides convenient access to the outside. On the first floor, the landing gives access to two well-proportioned double bedrooms. The principal bedroom is particularly spacious, while the second bedroom provides excellent flexibility for use as a guest room, children's bedroom or home office.

The Family Bathroom is fitted with a modern white suite comprising a panelled bath with shower over, wash hand basin and WC.

With its modern presentation, generous accommodation and convenient village setting, the property represents an appealing opportunity for first-time buyers, couples, small families or purchasers looking for a well-connected North Devon home.

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



Outside & Surrounding Area

Externally, the property benefits from a private paved courtyard/parking area, providing convenient off-road parking alongside the house. An EV car charging point is also installed.

The property occupies a convenient position within Fremington, a popular and well-established village offering a range of everyday amenities and good access to Barnstaple. The village is also well placed for enjoying the Tarka Trail and Taw Estuary, providing excellent opportunities for walking and cycling through the surrounding North Devon countryside.

Barnstaple, North Devon's principal town, is within easy reach and offers a comprehensive range of shopping, leisure and recreational facilities, together with schooling and transport connections. The property is also conveniently positioned for access to the A361 and A39, connecting the area with the renowned North Devon coastline and its beaches.

