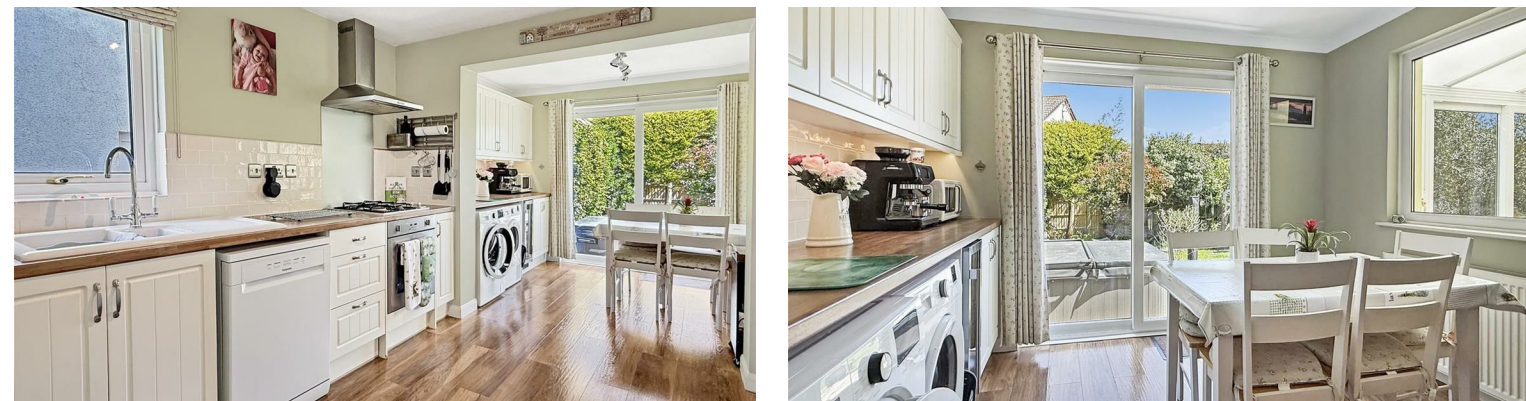




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Beautifully Presented 3 Bed Detached House

Guide Price

56 Beards Road, Fremington, Barnstaple, EX31 2PG

**£360,000**

- IMMACULATELY PRESENTED
- POPULAR VILLAGE LOCATION
- OPEN PLAN KITCHEN DINER
- LANDSCAPED GARDEN
- DRIVEWAY PARKING FOR 4+ VEHICLES
- DOUBLE GLAZING THROUGHOUT
- HOME OFFICE / 4TH BEDROOM
- CLOSE TO AMENITIES
- MODERN KITCHEN

### Directions

From Barnstaple, head west towards Sticklepath and continue through the village of Bickington. On entering Fremington, take the second left turn into Beards Road. Continue along Beards Road and take the next left into the cul-de-sac. Then take the second left into a smaller cul-de-sac, where No. 56 can be found.

**Looking to sell? Let us value your property for free!**

Call 01271 327878

or email [barnstaple@phillipsland.com](mailto:barnstaple@phillipsland.com)

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.

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## Room list:

### Entrance Hallway

**Kitchen**  
3.00m x 3.15m (9'10" x 10'4")

**Dining Room**  
2.50m x 3.15m (8'2" x 10'4")

**Living Room**  
5.00m x 5.16m (16'4" x 16'11")

### WC

**Conservatory**  
2.65m x 5.16m (8'8" x 16'11")

**Study/Bedroom 4**  
3.24m x 2.50m (10'7" x 8'2")

**Bedroom 1**  
3.00m x 3.27m (9'10" x 10'8")

**Ensuite Shower Room**  
1.88m x 2.60m (6'2" x 8'6")

**Bedroom 2**  
3.00m x 2.95m (9'10" x 9'8")

**Bedroom 3**  
3.00m x 2.04m (9'10" x 6'8")

**Bathroom**  
1.85m x 2.00m (6'0" x 6'6")

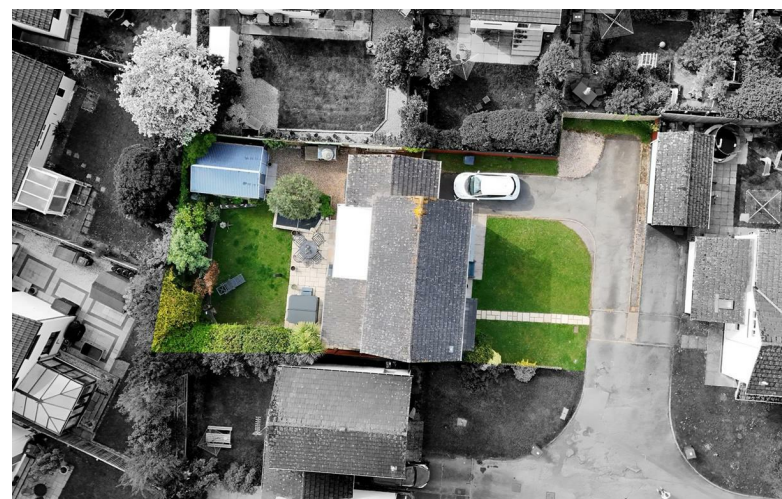
**Storage (Converted Garage)**

## Outside & Surrounding Area

To the front of the property is a generous driveway providing parking for four or more vehicles, alongside a neatly maintained lawned frontage.

The rear garden has been thoughtfully landscaped to create a superb outdoor entertaining space. A large patio area offers the perfect setting for outdoor dining and summer gatherings, whilst the level lawn provides an excellent area for children and pets. Mature shrubs, trees and planted borders create a high degree of privacy and a pleasant leafy outlook. The garden also benefits from a large timber garden shed, providing excellent additional storage for tools, outdoor equipment and gardening essentials.

The property enjoys a convenient location within easy reach of Fremington village amenities, including local shops, schools, public houses and regular bus services. Nearby Barnstaple town centre offers an extensive range of shopping, leisure and educational facilities, while the popular Tarka Trail and North Devon coastline are also within easy reach.



## Property Description

The accommodation is bright, welcoming and exceptionally well maintained throughout, creating a home that is ready to move straight into. An entrance hallway leads into the spacious living room, providing a comfortable and relaxing environment with ample room for family seating and entertaining guests. Large windows allow plenty of natural light to flood the space, enhancing the warm and inviting atmosphere.

To the rear of the property is a modern open-plan kitchen and dining area, fitted with a range of attractive wall and base units, generous work surfaces and integrated cooking appliances. The dining space comfortably accommodates a family-sized table, making it ideal for both everyday living and social occasions. The adjoining conservatory enjoys a pleasant outlook over the landscaped rear garden and offers an additional reception area that can be enjoyed throughout the year, whether as a second sitting room, dining area or peaceful retreat.

A versatile study/home office is located on the ground floor and could also be utilised as a fourth bedroom, playroom or hobby room depending on individual requirements, offering excellent flexibility for growing families or those working from home. A convenient ground floor WC completes the downstairs accommodation.

To the first floor are three well-proportioned bedrooms, all tastefully decorated and offering comfortable accommodation. The spacious principal bedroom benefits from fitted storage and a modern en-suite shower room, while the remaining bedrooms are served by a contemporary family bathroom fitted with a jacuzzi-style bath and shower over.

The property further benefits from double glazing throughout, gas central heating and a converted garage currently used as useful storage space. Externally, the landscaped rear garden provides a fantastic outdoor space for entertaining and family enjoyment, complete with patio seating areas, level lawn and a large garden shed for additional storage. Generous driveway parking for four or more vehicles adds further practicality to this superb family home.

## Services

ALL MAINS SERVICES CONNECTED

## Council Tax band

D

## EPC Rating

TBC

## Tenure

Freehold

## Viewings

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

