

GROUND FLOOR  
760 sq.ft. (70.6 sq.m.) approx.



**2 Bed. Bungalow to Renovate**  
2 Chilpark, Fremington, Barnstaple, EX31 3BY

- Detached South Facing Bungalow
- Hall. Loft Storage area
- Enclosed Rear Garden
- 2 Beds., Bathroom
- Off Road Parking
- Patio, Store Shed

Offers in region of  
**£230 - £250,000**

- 2 Receptions, Kitchen
- Corner Plot

**Directions**

From Barnstaple town centre proceed over the old bridge and up Sticklepath Hill. Continue to the 2nd roundabout with the Cedars Inn to the right and here take the second exit into Bickington. Drive through Bickington and after entering the village of Fremington, proceed past the shops on the left hand side. Proceed through the traffic lights, along the first straight and to the far end turn right into Chilpark, when this bungalow is the first on the left . Using what3words free app for mobiles enter the words///unions.join.reinvest

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## Room list:

### Storm Porch

### Entrance Hall

4.237 x 1.202 minimum (13'10" x 3'11" minimum)

### Living Room

5.146 x 2.577 (16'10" x 8'5")

### Dining Extension

5.146 x 2.577 (16'10" x 8'5")

### Fitted Kitchen

3.111 x 2.678 (10'2" x 8'9")

### Bathroom

1.936 x 1.651 (6'4" x 5'4")

### Bedroom 1

4.088 x 3.041 (13'4" x 9'11")

### Bedroom 2

2.995 x 2.994 (9'9" x 9'9")

### Part Boarded Loft

### Enclosed Rear Garden Area

### Garden Store Shed

2 x 2 est (6'6" x 6'6" est)

### Off Road Parking

### Large Level Lawn

## Overview

A light and bright, south facing, modern bungalow on a corner plot in this popular village set between Barnstaple and Instow, the village having excellent local facilities within less than a mile including both a Boots and Coop outlet, Post Office, Parish Church, Medical Centre, local popular pubs, Chinese restaurant/takeaway and a regular bus service.

Nearby is Fremington Quay, popular with artists and photographers alike, which fronts the River Taw with its popular busy café, with outside seating area and access to the Tarka Trail a largely traffic free level cycle/walking trail that runs around the River Taw Estuary from Fremington Quay through to Instow and Bideford to the west and Barnstaple to the east.

This modern detached bungalow is the first on your left as you turn into the cul-de-sac of bungalow properties to the west side of the village of Fremington it has modern services including gas central heating and double glazing but would benefit from the provision of a new fitted kitchen, new bathroom, decoration and the non-traditionally constructed extension to the rear would best benefit from removal and rebuilding.

The garden being a corner plot is large on the south and east sides where there are two off-road parking spaces, tandem style, for this property and to the rear an enclosed private area part utilized as a patio and part with lawn and to one corner there is a store shed for mower etc.

## Outside

On entering the front door you are in the entrance hall of which to the left a through living room, south facing with modern tiled grate and inset gas fire.

To the rear of this room you have the extension which as stated ideally needs replacement and then on to the fitted kitchen with built-in cupboards and hot tank, again this could also do with updating.

From the hall there is a drop-down ladder to the loft, partially boarded and to one side a bathroom with three-piece suite and on beyond are 2 double bedrooms both double aspect

To the south and east of the bungalow level lawns part with shrubbery fence shielding it from the road and to the rear a fully fenced garden area with patio, grassed area and garden store shed.

## Services

All connected

## Council Tax

Band C

## EPC Rating

Band D

## Tenure

Freehold

## Viewings

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

01271 327878 Out of hours

Michael 07970 445204

