



**WOOLLIAMS**  
Property Services

**Guide price £300,000**  
Griggs Garden, Fremington, EX31



 **2**  
Bedrooms

 **2**  
Bathrooms

2 Queens House, Queen Street, Barnstaple, EX32 8HJ |  
[sales@woolliamspropertyservices.com](mailto:sales@woolliamspropertyservices.com)

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Situated within a tucked-away cul-de-sac on the outskirts of Fremington, this quietly positioned modern detached bungalow is offered for sale with no onward chain. The property benefits from gas central heating and double glazing and has been well maintained by the current owner. Early viewing is highly recommended. The accommodation briefly comprises: entrance porch, hallway, spacious lounge, kitchen with integrated oven and hob, principal bedroom with en-suite shower room, second bedroom, and a family bathroom. Outside, the property enjoys level, easily maintained gardens to both the front and rear, along with off-road parking and a detached single garage.

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Fremington is a popular and well-served village located approximately four miles from Barnstaple, offering a range of everyday amenities including a Post Office, Medical Centre, Primary School, convenience store, two well-regarded pubs, and a Chinese restaurant/takeaway. Nearby Fremington Quay provides direct access to the scenic Tarka Trail, a popular walking and cycling route that runs alongside the picturesque River Taw. The Quay is also home to a delightful café, perfect for enjoying the riverside setting. The attractive coastal village of Instow, known for its sandy beach, waterfront pubs and restaurants, is just a short drive away, making this location ideal for enjoying both countryside and coastal living.

### **Entrance Porch**

### **Entrance Hall**

Front door off, laminate flooring, access to loft space, airing cupboard housing factory lagged cylinder, double radiator.

### **Lounge** 4.90m x 4.02m (16' 1" x 13' 2")

UPVC sliding patio doors to garden, feature fire surround, two double radiators, laminate floor.

### **Kitchen** 3.35m x 2.58m (11' x 8' 6")

Range of units comprising inset one and a half bowl single drainer sink unit with mixer tap, drawers and cupboards and space below with plumbing for a washing machine. Working surface with inset gas hob, drawers and cupboards below. Built-in double oven with cupboards above, concealed cooker hood, range of wall units, part-tiled walls, wall-mounted Worcester gas boiler, vinyl floor covering.

### **Bedroom 1** 3.63m x 2.90m (11' 11" x 9' 6")

Built-in wardrobes to one wall, double radiator, laminate flooring, door to

### **En-Suite Shower Room** 1.90m x 1.56m (6' 3" x 5' 1")

Soft cream coloured suite comprising a tiled shower cubicle with sliding doors. Wash hand basin, W.C. shaver point, extract unit, radiator.

### **Bedroom 2** 3.33m x 2.62m (10' 11" x 8' 7")

Square bay window, lever door wardrobes to one wall, radiator, fitted carpet.

### **Bathroom** 2.11m x 1.88m (6' 11" x 6' 2")

Soft cream colour suite comprising a pannelled bath with mixer tap and shower attachment, glazed shower screen. Wash hand basin, close-coupled W.C. shaver point, radiator, extraction unit, vinyl floor covering.

### **Detached Garage** 5.49m x 2.96m (18' x 9' 9")

Metal up and over door, loft storage area, lighting power connected, personal door to rear garden.

**Outside**

The property stands on a well-maintained level plot approached across a tarmac driveway, providing access to the garage. There is a gravel and planted front garden, with a paved pathway to the front door and an outside tap. A pedestrian side gate provides access to the rear garden. The rear garden is level and enclosed with a lawn, paved patio area, aluminium framed greenhouse some mature borders and to the eastern side of the bungalow a small enclosed area with two raised planters.

**Services**

Mains water, gas, electricity, and drainage connected.

**Tenure**

Freehold

**EPC**

A request has been made for an EPC assessment to be carried out. Once the EPC has been completed, details of this will be added to our marketing and promotional material.

**Council tax**

Band - C

**Viewings**

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

**Directions**

[what3words//finest.hawks.reserved](https://what3words.com/finest.hawks.reserved)

**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](http://www.northdevon.gov.uk/my-neighbourhood)



### Ground Floor

