



23 Aspen Grove
Fremington, Barnstaple, EX31 3FB

Price Guide: £120,000

HARDING & CO
ESTATE AGENTS & VALUERS

An immaculately presented Scandinavian style first floor 1 bedroom apartment within the popular village of Fremington close to Barnstaple and Instow. Boasting high vaulted ceilings allowing plenty of light to enter the property's open plan living space, kitchen and hallway. Externally, accompanying this apartment is a designated parking spot and access to the shared balcony.

The apartment was originally held on a 99 year lease which commenced in 2006. As of 2025, the property has had a lease extension, now having 990 years commencing on 14 July 2006 and expiring on 13 July 2996. An ideal first home!

Fremington is a pleasant village close to beautiful Instow and the popular Tarka Trail. Once a thriving port when the railway ran through the village, there are reminders of the area's heritage all around and close to the River Taw. The village itself offers a number of pubs, churches and a community centre and shops, close connections to towns such as Barnstaple and Instow. Which offer high street shopping, estuary walks and evening drink and food options all connected by a regular bus service.

Outside

Parking Space designated for apartment 23 and unrestricted on road parking is available adjacent to the property. Shared Balcony.

Services

Mains electricity, gas central heating, water & drainage.

Council Tax Band: A

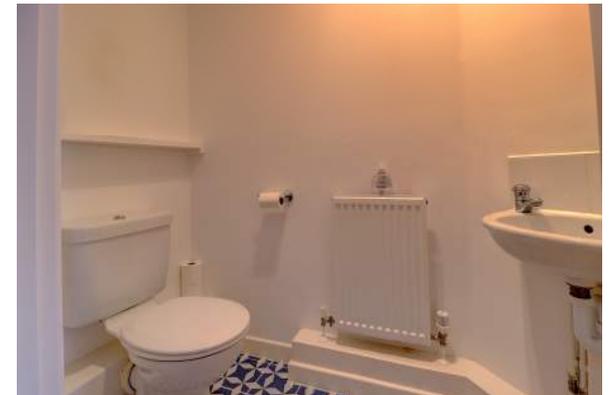
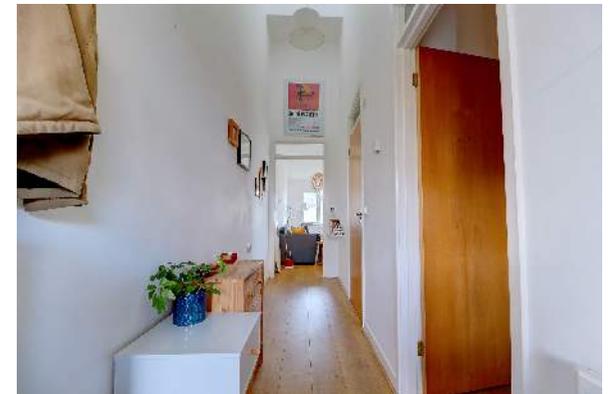
Energy Performance Rating: C

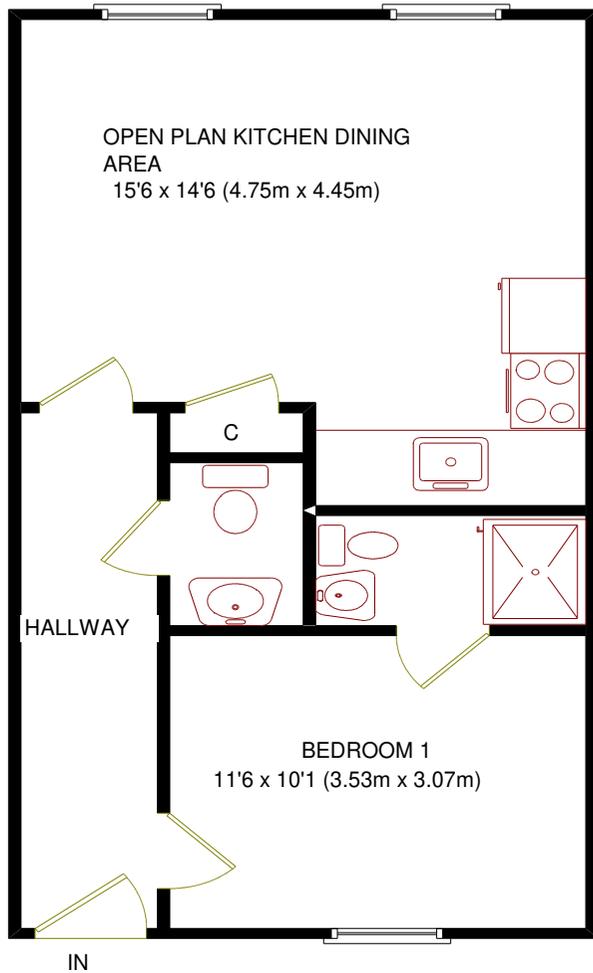
Tenure: Original Leasehold 99-year lease from 2006. This has now been extended by a further 990 years, commencing on 14 July 2006 and expiring on 13 July 2996.

Service Charge: £40 Per Month which includes Buildings Insurance. (Managed by LiveWest)

Directions:

From Bideford Quay, proceed towards the A39 Heywood road roundabout, heading towards Barnstaple. Turn left before the traffic lights and then take the second exit towards Instow. Continue through Instow and towards Fremington. Taking the right hand turn into Beechfield Road, following the road left and taking the right turn into Barn Park Road which is followed by Aspen Grove at the end on the right hand side.





EN SUITE
7'8 x 3'11
(2.37m x 0.94m)

NOT TO SCALE

23 ASPEN GROVE, FREMINGTON

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MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at the point of sale and we would ask for your co-operation in order that there will be no delay in progressing a sale. Proof of funding will also be required once an offer has been accepted.

