



18 Barn Park Road, Fremington, Barnstaple, North
Devon, EX31 3DN Offers in excess of £380,000

 **seldons**
estate agents

18 Barn Park Road, Fremington, Barnstaple, Devon, EX31 3DN

Pleasantly set on a corner plot, within this highly sought-after village location, is this well presented 2/3 bed roomed detached PVC double glazed and gas centrally heated bungalow, offering adaptable accommodation, with a large detached garage, driveway parking, 2 conservatories and enclosed surrounding level gardens. An ideal retirement residence. Early viewing advised to avoid disappointment!

- Well Appointed Detached Bungalow
- Level Walk to Local Amenities
- Highly Sought-After Village Location
- Corner Plot
- 2/3 Bedrooms (Master En-suite)
- 1/2 Reception Rooms
- Enclosed Surrounding Gardens
- 2 Conservatories
- Large 26' Garage and Additional Parking
- Internal Inspection a Must!

18 Barn Park Road comprises a traditionally constructed detached bungalow, set within a level corner plot, in a highly sought-after location, to the edge of this popular village and within easy level reach of local amenities. The gas centrally heated and PVC double glazed adaptable accommodation is well presented, as an internal inspection will reveal. In all, a superb well-appointed bungalow, which is ideally suited to provide a comfortable retirement residence, for which your early viewing is advised to avoid disappointment!!





Barn Park Road is in a highly popular and convenient location, being within easy reach of Fremington's thriving self-contained village amenities, along with the popular Tarka Trail and Fremington Quay. The village has its own doctors' surgery, supermarket/post office, school, church, pharmacy and village inns, together with fish and chip shop and well-regarded Chinese restaurant. There is a regular bus service to Barnstaple, the regional centre for North Devon, which is some 4 miles distant and where there is a wider choice of shopping and leisure facilities, as well as a train and bus station. The coastal village of Instow, with its sandy beach, is just a short drive away.

Recessed Entrance Porch with meter box and courtesy lighting. Double glazed entrance door with glazed side screen gives access to:

ENTRANCE LOBBY: Tiled floor. Glazed door gives access to:
ENTRANCE HALL: Shelved storage cupboard. Picture rail. Coved ceiling. Radiator. Vinyl flooring.

LOUNGE: PVC double glazed window to front elevation. Feature fireplace with wooden mantle shelf and tiled hearth, TV aerial point, coved ceiling, picture rail, wall light points, radiator, carpet. Glazed doors give access to:

DINING ROOM/BEDROOM 3: Feature PVC double glazed window to front elevation, telephone point, cupboard housing Ideal gas fired boiler serving the domestic hot water and central heating system, coved ceiling, radiator, vinyl flooring. Sliding door to conservatory.

KITCHEN: Double glazed window to rear elevation. Fitted with a range of units comprising inset 1.5 bowl asterite sink unit with mixer tap with cupboards under, a range of matching wall units with work surfaces over, a range of matching wall units, tiled splashbacks, fitted double oven and microwave with adjacent hob with canopy style stainless-steel cooker hood over, space and plumbing for dishwasher, integral wine rack, spotlighting, radiator, vinyl flooring. Access to:

REAR HALL: Vinyl flooring. Door to conservatory.

UTILITY ROOM: Double glazed windows to side elevation. Fitted wall cupboards. Space and plumbing for washing machine.

CONSERVATORY/BREAKFAST ROOM: Of PVC double glazed construction with doors to exterior. Tiled floor.

SECOND CONSERVATORY: of PVC double glazed construction on a dwarf wall. TV aerial point. Radiator. Tiled floor. Doors to side garden.





MASTER BEDROOM: Double glazed window to front elevation. Picture rail. Radiator. Carpet. Door to:

EN-SUITE: Double glazed window to side elevation. Shower cubicle with shower fitment and glazed, low level flush WC, bidet, pedestal wash basin with strip light over, extensive tiled splashbacks, radiator, Wall mounted Dimplex electric heater, vinyl flooring.

SHOWER ROOM: Double glazed window to rear elevation. Fitted with a suite comprising glazed corner shower cubicle with shower fitment, pedestal wash basin with strip light with electric shaver point over, low level flush WC, tiled splashbacks, picture rail, wall mounted Dimplex electric heater, radiator, vinyl flooring.

BEDROOM 2: Double glazed window to rear elevation. Picture rail. Radiator. Carpet.



EXTERIOR: To the front of the bungalow 2 separate pedestrian access gates lead to an enclosed lawned garden area with shrubs and bushes with paved and gravelled pathways. There a double width brick paved driveway providing a parking facility, which leads to the **LARGE DETACHED SINGLE GARAGE 26'4" x 12'5"** with up and over door, external courtesy lighting, power and lighting, loft storage space and a personal door to the rear garden. To the right-hand side of the bungalow, a wooden gate leads to the enclosed southerly facing level garden, with a large lawned area with flower and shrub borders and gravelled pathways, with a wooden pergola and a raised sundeck. The gardens continue to the rear of the bungalow, with further lawned areas and gravelled pathways, along with external lighting and a water tap, as well as an aluminum framed greenhouse and a timber garden store.

SERVICES: All Mains Services Connected

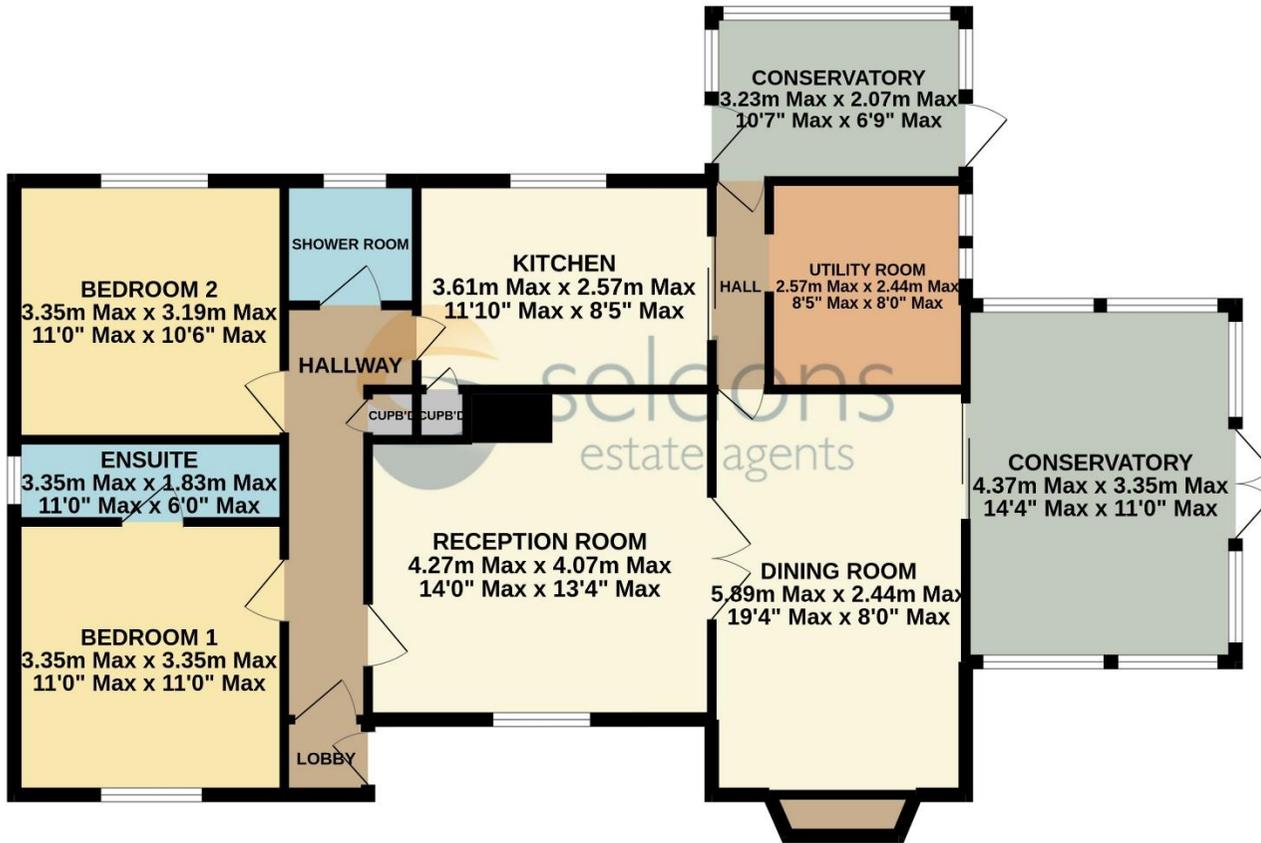
TENURE: Freehold. **COUNCIL TAX:** Band D

DIRECTIONS: From Bideford Quay, proceed in an easterly direction as though out of the town, to a roundabout being the junction with the A39. Here, turn right, crossing the Torridge Bridge. Shortly thereafter bear left, dropping down to a roundabout where turn right. Continue along this road, passing through the villages of Instow and Yelland. Upon entering Fremington, turn right into Beechfield Road. Proceed into Home Farm Road and then turn right into Barn Park Road, where number 18 is located on your left-hand side.





GROUND FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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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