



3 Bed Chalet Bungalow - Detached

12a Chilpark, Fremington, Barnstaple, EX31 3BY

Guide Price

£350,000

- NO CHAIN!
- Gas Combi Boiler & Double Glazing
- Garage & Driveway Parking
- Local Amenities Close By
- Three Double Bedrooms
- Spacious Rooms Throughout

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Room list:

Entrance Hall
2.45m x 3.50m (8'0" x 11'5")

Living Room
7.57m x 3.75m (24'10" x 12'3")

Kitchen/Breakfast Room
3.84m x 3.74m (12'7" x 12'3")

Utility Room
2.01m x 3.50m (6'7" x 11'5")

Bathroom
2.40m x 3.50m (7'10" x 11'5")

Landing

Bedroom 1
6.24m (max) x 3.97m (20'5" (max) x 13'0")

Ensuite Shower Room
2.72m x 2.10m (8'11" x 6'10")

Bedroom 2
4.23m x 3.97m (13'10" x 13'0")

Bedroom 3
4.23m x 3.50m (13'10" x 11'5")

Eaves Storage

Single Garage
5.69m x 2.81 (18'8" x 9'2")

Property Description

The property offers generously proportioned accommodation throughout, with room sizes that are immediately evident from both the floorplan and internal photographs. Upon entering, a welcoming entrance hall provides access to the principal ground-floor rooms and gives a sense of space from the outset.

The living room is a particular highlight of the home, measuring over 24 feet in length and offering excellent flexibility for both seating and dining arrangements. Large windows and French doors allow for an abundance of natural light and provide direct access to the rear garden, creating a bright and comfortable living environment ideal for both everyday use and entertaining.

The kitchen/breakfast room is well sized and laid out, offering ample worktop and storage space, with room for a breakfast table. This is complemented by a separate utility room, providing additional practicality and helping to keep the main kitchen area uncluttered.

Also on the ground floor is a modern family bathroom, finished in a neutral style, along with a spacious double bedroom, making the layout particularly suitable for buyers seeking flexible accommodation or single-level living.

To the first floor, the landing leads to two further double bedrooms, both of which benefit from generous floor areas and good ceiling height. The principal bedroom is especially impressive in size and is served by its own ensuite shower room, while additional eaves storage provides valuable hidden space.

Throughout the property there is a sense of light and openness, enhanced by double glazing, gas central heating via a combi boiler, and well-balanced room proportions that allow for comfortable furnishing without compromise.

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

