



TOTAL FLOOR AREA: 1711 sq.ft. (159.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. The floor plan is for illustrative purposes only and should not 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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Directions

From Barnstaple heading on the A3125 through Sticklepath, at cedars roundabout take the second turning onto Bickington road. Continue onto Mill Hill B3233, turn right onto Chilpark and continue straight ahead, the property will be found on your right at the end of the road.

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or email barnstaple@phillipsland.com

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3 Bed Chalet Bungalow - Detached

12a Chilpark, Fremington, Barnstaple, EX31 3BY

£350,000

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



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")

Outside & Surrounding Area

Externally, the property enjoys attractive gardens, with the rear garden offering a good degree of privacy and open outlooks across nearby green space. A paved patio area provides an ideal spot for outdoor seating and entertaining, while the lawned garden is bordered by fencing and mature planting.

To the front, the property benefits from driveway parking leading to a single garage, along with additional garden space.

Situated in Fremington, the property is conveniently located for access to local amenities, including shops, schools, and transport links. The nearby Tarka Trail, estuary walks, and open countryside are all within easy reach, while Barnstaple town centre is only a short drive away, offering a wider range of facilities and transport connections.



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

