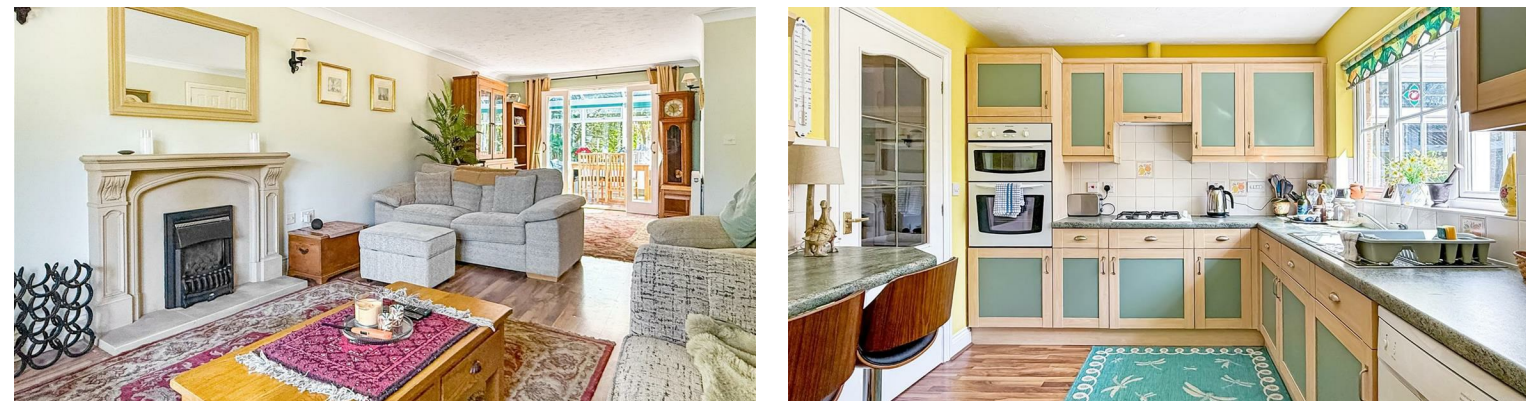




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Well Presented Detached Bungalow

1 Griggs Garden, Fremington, Barnstaple, EX31 3BQ

Guide Price

£350,000

- NO ONWARD CHAIN
- QUIET END OF CUL DE SAC POSITION
- SPACIOUS LIVING ROOM
- TWO DOUBLE BEDROOMS
- PVC SOLAR PANELS
- POPULAR RESIDENTIAL LOCATION
- MODERN SHOWER ROOMS
- BEAUTIFUL REAR GARDEN
- WELL PRESENTED DETACHED BUNGALOW

Directions

From Barnstaple, leave the town on the A3125 heading towards Cedars roundabout, continue straight passing through Bickington and into Fremington on the B3233, turn left onto Beechfield Road, then right onto Home Farm Road, continue on Home farm road until turning right on Barn Park Road, turn left into Griggs Garden and the property is facing you at the end of the cul de sac with a number plate displayed.

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or email barnstaple@phillipsland.com

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Room list:

Porch

Living Room / Dining Room
9.13m x 3.67m (max) (29'11" x 12'0" (max))

Kitchen
2.67m x 3.20m (8'9" x 10'5")

Utility Room
2.67m x 1.54m (8'9" x 5'0")

Bedroom 1
3.46m x 3.46m (11'4" x 11'4")

Ensuite Shower Room
1.55m x 2.26m (max) (5'1" x 7'4" (max))

Bedroom 2
2.67m x 3.91m (8'9" x 12'9")

Family Shower Room
2.67m x 2.05m (max) (8'9" x 6'8" (max))

Conservatory
3.00m x 3.12m (9'10" x 10'2")

Garage - Office
2.81m x 2.82m (9'2" x 9'3")

Garage - Storage
2.16m x 2.82m (7'1" x 9'3")

Outside & Surrounding Area

The property occupies a pleasant position at the end of a quiet cul-de-sac, offering a sense of privacy and minimal passing traffic.

To the rear, the garden is beautifully maintained and well-established, featuring a combination of lawn, mature planting, and seating areas. The space is ideal for outdoor dining, entertaining, or simply enjoying the peaceful surroundings.

To the front, there is a driveway providing off-road parking and access to the former garage, now partly converted into office and storage space.

Fremington is a popular residential location, offering a range of local amenities including shops, schools, and easy access to Barnstaple town centre, along with nearby countryside and coastal walks.



Property Description

A well-presented and energy-efficient detached bungalow, situated in a quiet end of cul-de-sac position within the highly sought-after village of Fremington.

This attractive home offers light and spacious accommodation throughout, including a generous living / dining room which enjoys plenty of natural light and provides a comfortable space for both relaxing and entertaining. The adjoining conservatory creates an additional reception area, offering a pleasant outlook over the rear garden and a seamless connection between indoor and outdoor living.

The kitchen is well-equipped with a range of fitted units and work surfaces, complemented by a separate utility room for added convenience and practicality.

There are two well-proportioned double bedrooms, with the principal bedroom benefiting from its own en-suite shower room. A modern family shower room serves the remainder of the property.

A particular feature of the home is the former garage, which has been thoughtfully divided to provide a useful home office and separate storage area, offering flexibility for a variety of uses including remote working or hobbies.

Further benefits include PVC solar panels with feed-in tariff, helping to improve energy efficiency and reduce running costs. The property is offered to the market with no onward chain.

Services

All Mains Services Connected

Council Tax band

C

EPC Rating

Tenure

Freehold

Viewings

Strictly by appointment with the Phillips, Smith & Dunn Barnstaple branch on 01271 327878

