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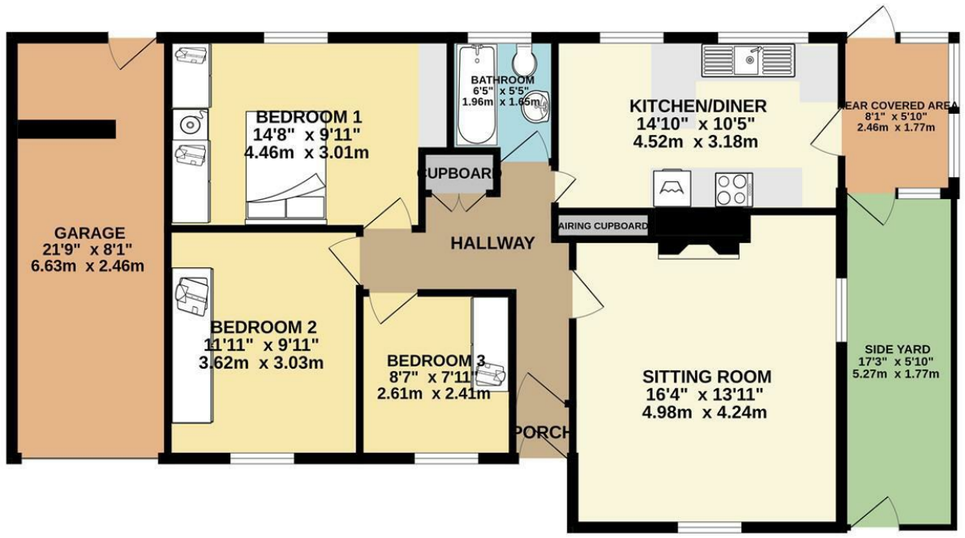

21 YELLAND ROAD, FREMINGTON, EX31 3BX

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Directions

From Barnstaple town centre proceed over the old bridge and up Sticklepath Hill. Continue to the 2nd roundabout with the Cedars Inn to the right and here take the second exit into Bickington. Drive through Bickington and after entering the village of Fremington, proceed past the shops on the left hand side. Proceed through the traffic lights, along the first straight and as you go around the bend opposite Horseshoe Close No. 21 is on the left . Using what3words free app for mobiles enter the words///passport.remaining.pioneered

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Call 01271 327878

or email barnstaple@phillipsland.com

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Detached Bungalow on Large Plot

21, Yelland Road, Fremington, Barnstaple, EX31 3BX

Offers In The Region Of

£350,000

- Detached Older Style Bungalow
- Sitting Room
- Garage, Shed, Greenhouse
- Benefit Some Updating
- 3 Bedrooms, Bathroom
- Loft Acess with Potential
- Off Road Park/Turning
- Kitchen/Diner
- Existing Loft Room
- Large Rear Garden 30 m.

Overview

A detached 3 bed bungalow on the market for the first time since built in 1962. The village of Fremington is an exceptionally popular village set midway between Barnstaple and Bideford and offers excellent local amenities including both a Boots and Coop outlet, Post Office, Parish Church, Medical Centre, local popular pubs, Chinese restaurant/takeaway and a regular bus service. Nearby is Fremington Quay, popular with artists and photographers alike, which fronts the River Taw with its popular busy café, with outside seating area and access to the Tarka Trail a largely traffic free level cycle/walking trail that runs around the River Taw Estuary from Fremington Quay through to Instow and Bideford to the west and Barnstaple to the east.

Barnstaple town centre is within easy driving distance and offers an excellent range of amenities, shops, banks and leisure facilities. The improved North Devon Link Road is also convenient, and a bus service operates between Barnstaple and Bideford. A sprinter train service links Barnstaple with Exeter St. David's and Exeter Central.

The property sits on an excellent sized plot of about 0.250 acres with particularly good size front and rear gardens, with the rear garden being some 30 metres long enjoying a south facing aspect.

Internally the property does require some general modernisation but also provides scope to extend subject to any necessary planning consents, particularly the loft.

Services
All mains connected

Council Tax
Band D

EPC Rating
Band D

Tenure
Freehold

Viewings
Strictly by appointment with the Phillips, Smith & Dunn Barnstaple branch on
01271 327878 Out of hours Michael Challacombe 07970 445204

Also

The bungalow was built in 1962 by the deceased in cavity block, rendered and under an interlocking concrete tiled roof with double glazing and gas central hreating. The property would benefit from some updating and a possible loft conversion or a rear extension, subject to planning.

Room list:

Entrance Porch

Hallway

Sitting Room
4.7 x 4.255 (15'5" x 13'11")

Kitchen/Diner
4.527 x 2.989 (14'10" x 9'9")

Bathroom
1.968 x 1.645 (6'5" x 5'4")

Bedroom 1
4.016 x 3.048 (13'2" x 9'11")

Bedroom 2
3.625 x 3.026 (11'10" x 9'11")

Bedroom 3
2.612 x 2.412 (8'6" x 7'10")

Lean to/Potting Shed
2.278 x 1.756 (7'5" x 5'9")

Enclosed Yard Area
5.174 x 1.876 (16'11" x 6'1")

Attached Garage
7.1 x 2.478 (23'3" x 8'1")

Garden Store Shed
2.318 x 1.735 (7'7" x 5'8")

Greenhouse
3.05m x 2.44m (10 x 8)

Front Drive/Parking/Gardens

Large Level Rear Garden - 30 m.