

for sale



Property Marketing Consultants
Sales & Acquisitions

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11 Byways Close,
Fremington,
Barnstaple, North Devon,
EX31 2PL



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11 BYWAYS CLOSE, FREMINGTON, BARNSTAPLE, NORTH DEVON. EX31 2PL.

A PARTICULARLY WELL PRESENTED DETACHED BUNGALOW AT THE END OF A SMALL CUL-DE-SAC AVAILABLE WITH IMMEDIATE POSSESSION

*** ENTRANCE HALL * FITTED KITCHEN WITH HOB & OVEN *
CONSERVATORY * LOUNGE * FULLY TILED BATHROOM * 2 GOOD
BEDROOMS BOTH WITH FITTED WARDROBE CUPBOARDS * PVC
DOUBLE GLAZING * GAS RADIATOR CENTRAL HEATING * GARAGE *
EASY TO MANAGE ENCLOSED LEVEL FRONT AND REAR GARDEN**

The property is favourably situated occupying a level position towards the end of a small cul-de-sac within easy reach of local village shops, pharmacy and primary schooling. Fremington is on a good bus route connecting Barnstaple and Bideford which both offer a wide choice of shops, regional amenities and sporting facilities.

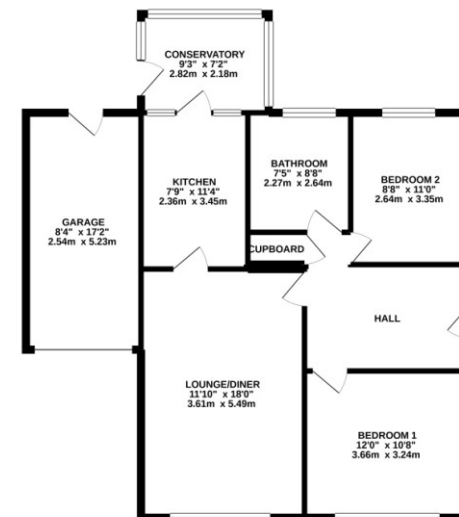
This detached bungalow was built by well respected local builders Lovells circa 1990. The well appointed property offers pleasant 2 bedroom accommodation with the benefit of gas radiator central heating, PVC double glazing and good size PVC double glazed conservatory off the kitchen, which overlooks the back garden. The property is offered for sale with no onward chain.

Barnstaple is North Devon's regional centre and offers a good selection of High Street and precinct shops, theatre, leisure facilities, hotels, restaurants and secondary schooling. The town has good bus links with nearby towns and coastal villages. A branch line station connects via the Tarka Line with the main line stations at Exeter, an alternative mainline rail link is available at Tiverton connecting with London Paddington in just over 2 hours. The nearest airport is at Exeter.

North Devon's other attractions include the picturesque coastline and popular sandy beaches at Saunton, Croyde, Putsborough, Woolacombe and Westward Ho!, Exmoor National Park, The Tarka Trail popular with cyclists and walkers alike which skirts the edge of The Taw Torridge Estuary and beyond. A number of golf courses are not far away which include Barnstaple, Ilfracombe, Saunton and Westward Ho! The nearby estuary village of Fremington offer a selection of shops and amenities as does Instow which also offers a yacht club and sandy beach.

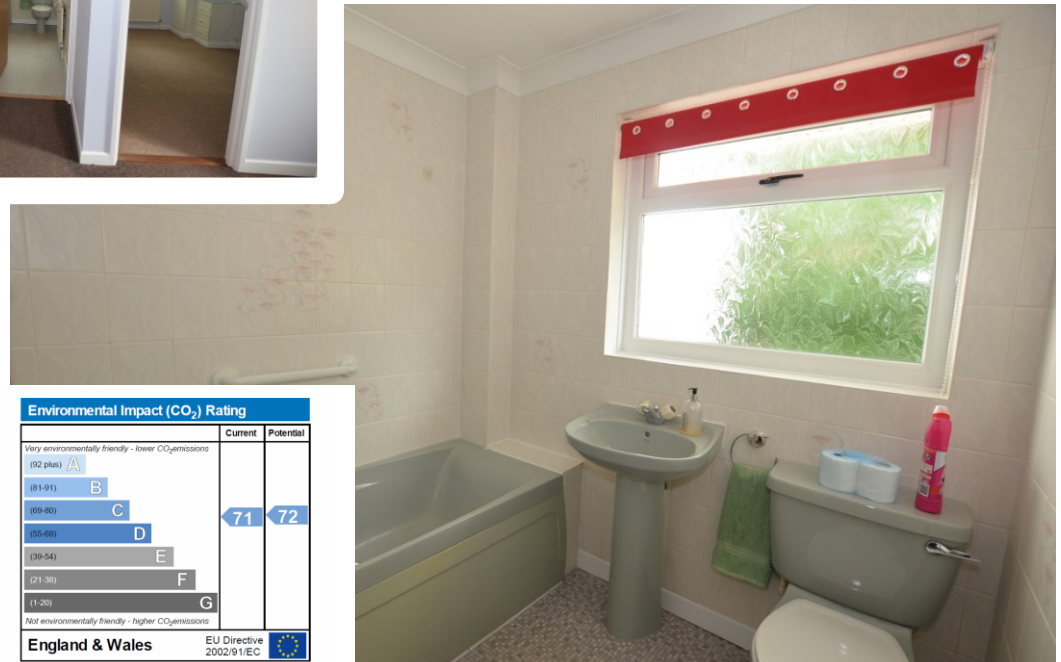
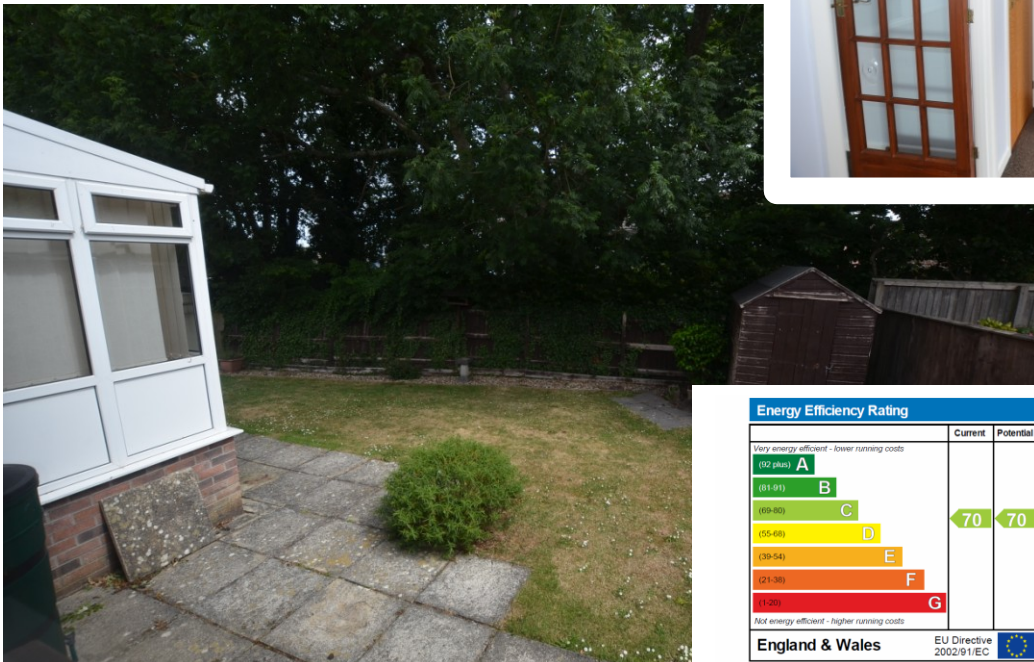
PRICE GUIDE £250,000 FREEHOLD

ENTRANCE HALL	built-in cupboard, radiator, access to loft with ladder and light.
LOUNGE	18' 0 x 11' 10 (5.49m x 3.60m) a generous size living space with wall mounted electric feature fire with mantel over and radiator.
KITCHEN	11' 4 x 7' 9 (3.45m x 2.18m) well fitted with plenty of working surfaces, base and eye level cupboards and drawers, fitted Creda gas 4 ring hob with extractor over and New World electric oven below, plumbing for washing machine; space for fridge/freezer, kick space fan heater and door to
CONSERVATORY	9' 3 x 7' 2 (2.74m x 2.13m) in PVC double glazing and blinds with radiator and door to rear garden.
BEDROOM 1	12' 0 x 11' 10 (3.66m x 3.60m) with 2 built in double wardrobe cupboards, dressing table and radiator.
BEDROOM 2	11' 0 x 8' 8 (3.35m x 2.64m) with 2 built in wardrobe cupboards and row of over bed storage cupboards and radiator.
BATHROOM	Filly tiled with coloured suite comprising panelled bath and mixer shower over with side screen, pedestal wash basin, low level WC, radiator and airing cupboard housing Glow-Worm gas central heating boiler.
OUTSIDE	Low maintenance front garden with pathway to front door. Driveway provides parking and leads to attached
GARAGE	17' 2 x 8' 4 (5.23m x 2.54m) with loft storage, power, light and water.
SERVICES	All mains connected
COUNCIL TAX BAND	'C'



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		70	70
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(02 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		71	72
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars have been prepared for guidance only. We have not carried out a detailed survey, not tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that the contents shown are included in the sale.