

gth





8 Cross Close, Fremington, Barnstaple, Devon, EX31 3AN

Barnstaple 3.7 miles; Instow 2.7 miles; Exeter 47.8 miles

1 3 1 70.4 sq m

A well-presented three-bedroom detached home in a sought after part of Fremington, close to local amenities, a primary school and bus service, offering attractive accomodation and outdoor space.

Freehold Guide Price £295,000

DESCRIPTION

The property makes an appealing first impression, with its traditional brick-built exterior and driveway providing off-road parking for two vehicles.

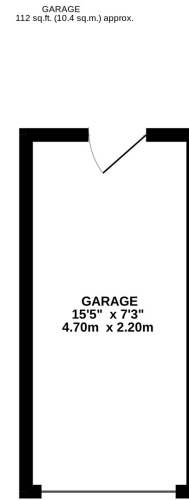
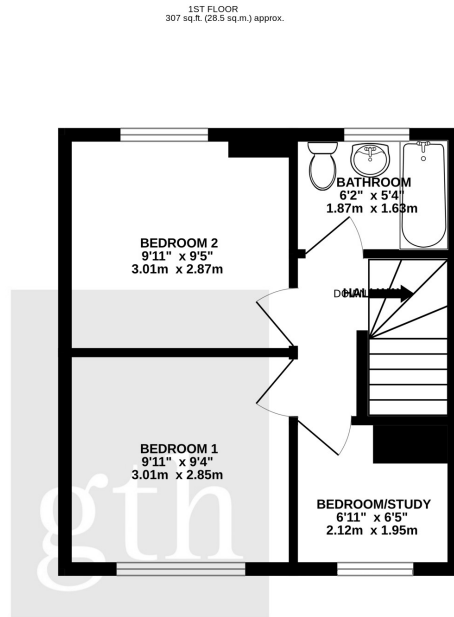
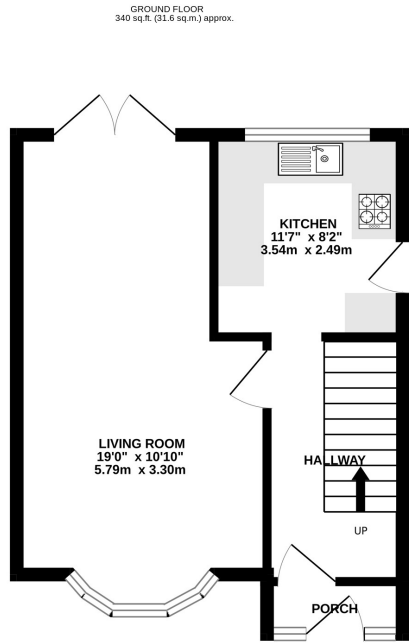
A welcoming entrance porch leads into the hallway, giving access to the ground-floor accommodation. The modern fitted kitchen provides a practical and stylish space, while the generous lounge/diner offers an excellent area for both everyday family life and entertaining. Patio doors open directly onto the rear garden, creating a pleasant connection between the indoor and outdoor spaces.

Upstairs, there are two good-sized double bedrooms together with a third bedroom, which would also make a perfect home office, nursery or dressing room. A modern family bathroom completes the first-floor.

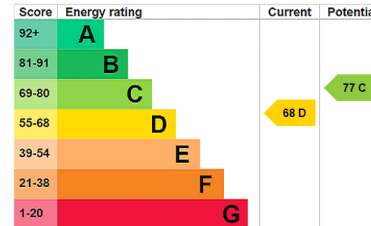
OUTSIDE

Outside, the front garden is neatly laid to lawn and complemented by a private driveway with parking for two vehicles. The enclosed rear garden is well maintained and features a combination of lawn





TOTAL FLOOR AREA : 758 sq.ft. (70.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2026



and patio, providing an ideal setting for relaxing, entertaining or enjoying time with family and friends. A garage offers useful additional storage with front and rear access and there is also the added bonus of a shed.

SERVICES & OUTGOINGS

We understand that mains electric, gas, water and drainage are connected to the property. Gas fired central heating.

Council Tax: North Devon Council—Band C.

SITUATION

Cross Close occupies an outstanding position whilst enjoying easy access to the A39 Atlantic Highway, the A361 North Devon Link Road and the B3232. Roundswell offers an excellent range of shops, supermarkets and facilities. The property lies approximately 2 miles south of Barnstaple town centre and provides easy access to nearby market towns of Bideford (7.5 miles) and Great Torrington (8.5 miles).

The A361 North Devon link road, provides easy access to Tiverton and the M5 motorway (Junction 27) with mainline Intercity rail links available at Tiverton Parkway (London, Paddington approx. 2 hours) and international airports at Exeter and Bristol.

Barnstaple, the historic and regional centre of North Devon affords a more extensive range of commercial, educational and recreational facilities benefitting from a variety of banking, schooling, a theatre, cinema, leisure centre and restaurants, combining modern shopping amenities with a bustling market atmosphere. Popular sandy beaches of Westward Ho!, Instow, Saunton, Croyde and Woolacombe are within easy reach. The cathedral city of Exeter with its university, airport, inter-rail and motorway links is just some 42 miles in distance.

DIRECTIONS

What3words:///exacts.loft.culminate

ADDITIONAL INFORMATION

Broadband: Broadband is available—highest available download speed 76 Mbps, highest available upload speed 15 Mbps. (Openreach).

Mobile Coverage: Available via EE, O2, THREE and VODAFONE. For an indication of specific speeds and supply or coverage in the area we recommend contacting your own provider.

Flooding: The property is in an area at a VERY LOW RISK from River/Sea and Surface Water flooding (defined as the chance of flooding each year as less than 0.1%).

Construction Type: Traditional

IMPORTANT NOTICE

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.



gth

VIEWING

Strictly by appointment with the agents

Greenslade Taylor Hunt.

4 Cross Street, Barnstaple, Devon, EX31 1BA

Email: residential.barnstaple@gth.net

Tel: 01271 233777 | Ref: BAR260093

GREENSLADE TAYLOR HUNT

www.gth.net