

gth





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

Instow 2.7 miles; Barnstaple 4.8 miles; Exeter 46 miles

 2
  4
  2
  167.2sqm

Spacious, versatile and beautifully presented, this impressive four-bedroom detached home occupies a sought-after Fremington location, offering generous family accommodation, ample parking and a private rear garden.

Freehold Guide Price £450,000

DESCRIPTION

This superbly presented four-bedroom detached home offers spacious and versatile accommodation, ideally suited to modern family living and occupying a highly sought-after position within the popular village of Fremington.



Benefiting from uPVC double glazing and gas central heating throughout, the property provides well-balanced accommodation arranged over two floors. An entrance porch opens into a welcoming and spacious entrance hall, setting the tone for the generous living space beyond. To the rear of the property, the excellent sitting room enjoys views over the garden and features a wood-burning stove together with sliding patio doors opening onto the rear terrace. The study, which could equally serve as a formal dining room, provides additional flexibility and leads through to a useful workshop/store room offering excellent storage. The impressive kitchen/dining room forms the heart of the home and is fitted with an extensive range of wall and base units, ample work surfaces and a Rangemaster cooker with double electric oven. There is plenty of space for family dining, making it an ideal room for everyday living and entertaining alike. Also situated on the ground

floor is a fourth bedroom overlooking the rear garden, together with a family bathroom fitted with a white suite.

On the first floor, a spacious galleried landing with Velux windows creates a bright and airy feel. There are three further double bedrooms, including the principal bedroom which benefits from an en-suite shower room. Bedroom two and three offers exceptional versatility whilst eaves storage completes the first-floor accommodation.

OUTSIDE

Outside, the property is approached via a brick-paved driveway providing ample off-road parking. The front garden is gravelled and planted for additional parking and ease of maintenance , whilst pedestrian access leads to the rear. The enclosed rear garden enjoys a good degree of privacy and is predominantly laid to lawn, complemented by a patio seating area which provides an ideal setting for al fresco dining and outdoor entertaining.

A wonderfully adaptable family home in one of North Devon's most desirable villages, offering generous accommodation, excellent parking and a private rear garden.

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

Located between Instow and Barnstaple, the property has easy access to a regular bus service, giving access to Barnstaple and Bideford’s range of shops, leisure facilities and further amenities.

The extremely desirable coastal village of Instow is withing striking distance, with its` popular sandy beach, restaurants and North



Devon Yacht Club. Like Instow, Fremington has local shops, a Primary School and easy access to the Tarka Trail and other scenic country, coastal and riverside walks. Fremington also has the additional benefit of a Medical Centre

The property is not far from 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. Further popular sandy beaches of Westward Ho!, 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 45 miles in distance.

DIRECTIONS

What3words:///starting.converter.skill

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: Brick/Block



VIEWING

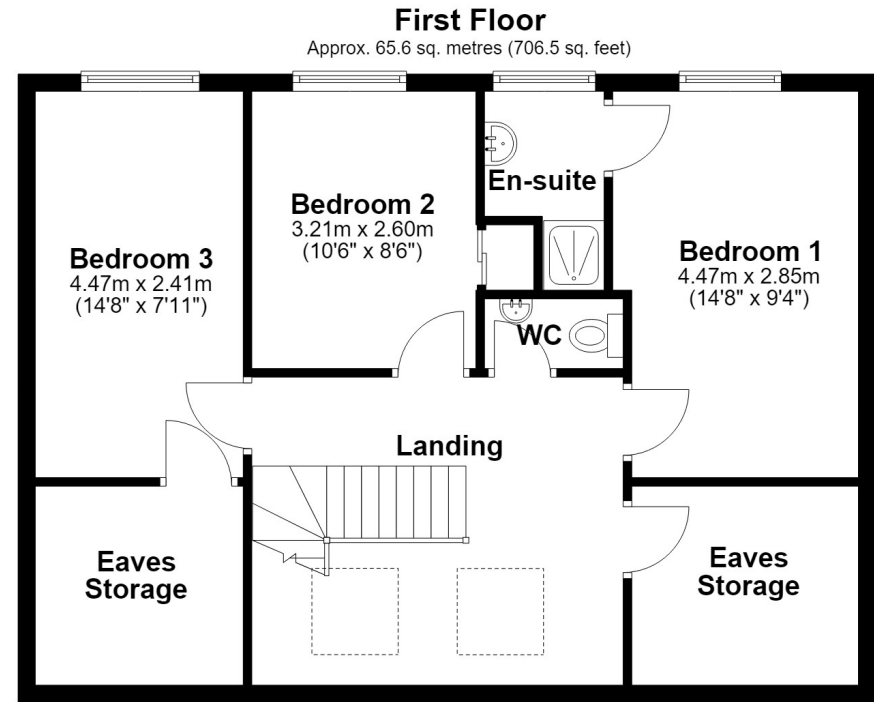
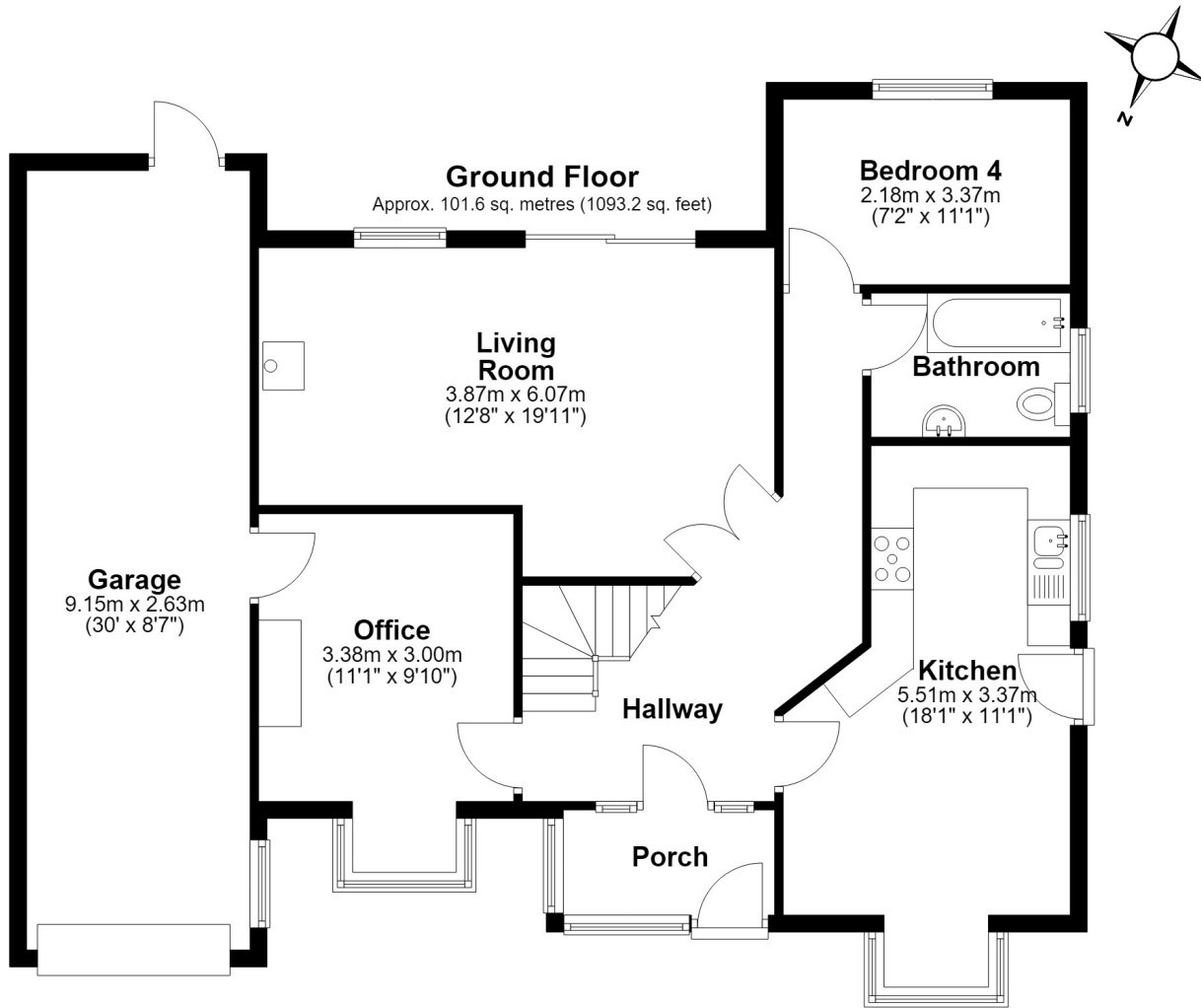
Strictly by appointment with the agents
Greenslade Taylor Hunt.

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GREENSLADE TAYLOR HUNT
www.gth.net



Total area: approx. 167.2 sq. metres (1799.7 sq. feet)
3 Yelland Road

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

