



15 Chilpark



# 15 Chilpark

Fremington, Barnstaple, Devon EX31 3BY

Close to the Tarka Trail, Fremington, Instow, Bideford and Barnstaple.

Well presented detached two bedroom bungalow situated off the end of a quiet residential cul de sac

- Detached Bungalow
- Two Double Bedrooms
- Sitting Room & Conservatory
- Modern Shower Room
- No Onward Chain
- Quiet cul-de-sac Location
- Front & Rear Gardens
- Kitchen
- Driveway & Single Garage
- Council Tax Band C, Freehold

Guide Price £325,000

## SITUATION AND AMENITIES

15 Chilpark enjoys the best of both worlds being tucked away at the end of a quiet cul de sac yet close to the sandy beach at Instow, the Tarka Trail and local amenities at Fremington.

The village of Fremington is a very popular area and benefits from a fantastic selection of amenities which include a primary school, church, choice of public houses, Chinese restaurant, fish and chip shop, small supermarket/post office, hair dressers, doctor's surgery, dentist, nursing home, village hall, sports field and regular bus service connecting with Bideford and Barnstaple.

Nearby Fremington Quay is a favoured rest point to take in the view over water towards Saunton Sands and located on the Tarka Trail.

The property is located 3 miles away from the highly desirable coastal village of Instow with popular sandy beach and the North Devon yacht club. The port and market town of Bideford is about 3 ½ miles and offers a wider range of amenities, the sandy beach of Westward Ho! is a further few miles away and backs on to the Northam Burrows country park and Royal North Devon Golf Club. There is also access to the South West Coastal footpath which offers superb coastal walks and stunning vistas of the rugged coastline. The

Regional centre of Barnstaple is about 3 miles and offers all the area's main business, commercial, leisure and shopping venues. From Barnstaple there is access to the North Devon Link Road which, eventually leads through to Junction 27 of the M5 Motorway in about 45 minutes. There is also access there to Tiverton parkway where London can be reached in just over 2 hours.



## DESCRIPTION

15 Chilpark is a well presented, detached bungalow understood to have been built in the 1960's and presents colourwashed rendered the elevations, with UPVC double glazed windows under a tiled roof. The accommodation comprises of conservatory style initial entrance hall, with enough space for small table and chairs, coats and shoes. There is central hallway with doors that lead into all rooms which include, spacious sitting room, modern recently re-fitted shower room, two double bedrooms each with built in wardrobes, kitchen and modern conservatory which leads out onto the delightful garden. Externally, the property has established front and rear gardens. From the road a stone pillared entranceway with tarmac driveway leads to the property with a pathway leading the front door and driveway leading to the attached single garage. The front garden has a fantastic plethora of mature, specimen trees and plants giving the property a sense of privacy as well as seating area and gated pathways leading to the rear garden. The rear garden is enclosed by wooden panelled fencing, mainly laid to lawn of mature shrubs, flower beds, there is also a green house and seating area at the bottom of the garden perfect for sun bathing.

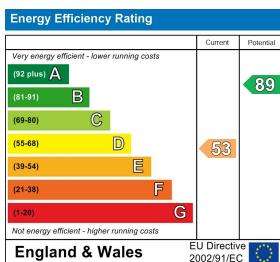
## DIRECTIONS

From Barnstaple continue out of the town up Sticklepath Hill and upon reaching the roundabout at The Cedars Inn proceed straight across signposted to Bickington, Fremington and Yelland. Continue on through Fremington and past the set of traffic lights, keep going for around a 1/3 of a mile bear right in to Chilpark where the property can be found on the right hand side.

## SERVICES

All mains services





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Approximate Gross Internal Area = 78.5 sq m / 845 sq ft

Garage = 16.4 sq m / 176 sq ft

Total = 94.9 sq m / 1021 sq ft

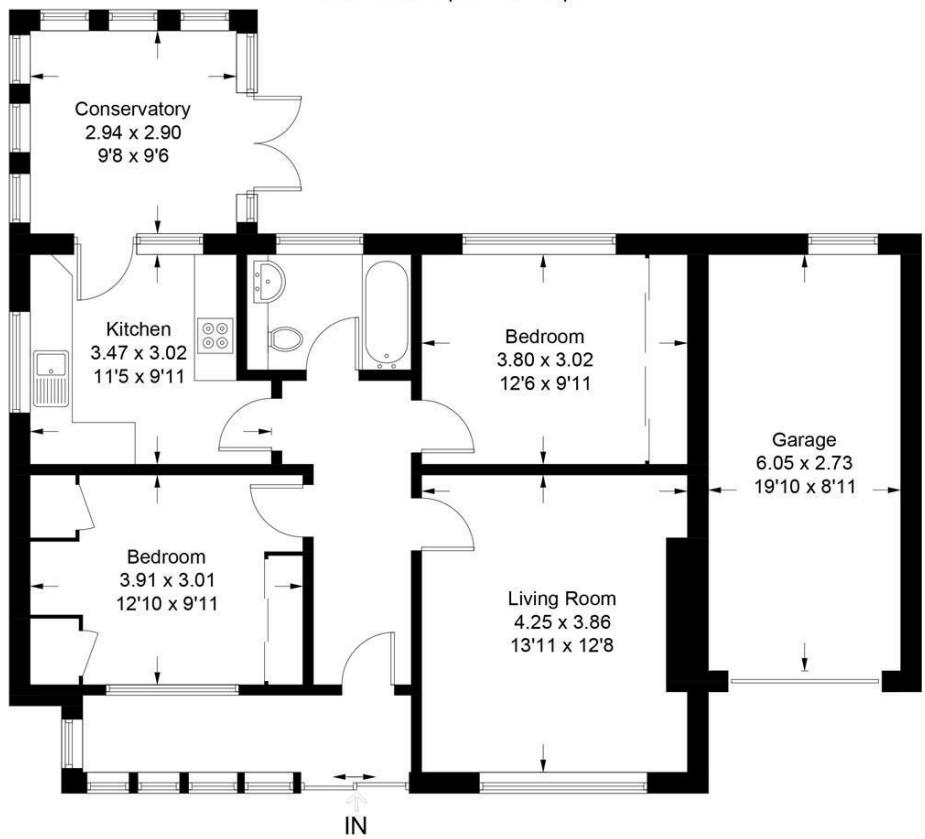


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