



3 Taw Meadow Crescent



# 3 Taw Meadow Crescent

Fremington, Barnstaple, Devon EX31 2QA

Local amenities, bus services, Tarka Trail, Fremington Quay, all within walking distance.

A three bedroom (master en-suite) detached house with open plan living/dining room, modern kitchen, utility/store, cloakroom wc, garden and driveway.

- Three Bedrooms/Master En-suite
- Modern Fitted Kitchen with Integrated Appliances
- 3 Bed/2 Bath
- South West Facing, Landscaped Garden
- Driveway Parking & Store (former garage)
- Utility and Cloakroom
- 25' Living/Dining Room
- Well Presented
- Double Glazing and Gas Central Heating

## SITUATION AND AMENITIES

The property is situated in a sought after and established residential area, close to the heart of the village with all amenities within easy walking distance as is the Tarka Trail at Fremington Quay. Fremington offers local amenities including convenience store/post office, medical centre, popular pubs and excellent bus service. The coastal and estuary village of Instow is within 5 minutes by car. The towns of Bideford and Barnstaple are a close driving distance. The later being the Regional Centre, offers the area's main commercial, entertainment and leisure venues as well as excellent shopping. The North Devon link road is easily accessible and leads on, in about 3/4 of an hour, to Junction 27 of the M5 Motorway and where Tiverton Parkway offers a fast service of trains to London Paddington in just over 2 hours. Exmoor National Park and the Cornish Border are also within easy access.

## DESCRIPTION

A detached house, which we understand was built in 1998 by the reputable builders Lovell Homes. The property presented painted rendered elevations, with double glazed windows and doors, beneath a tiled roof. The property is extremely well presented and the layout on the ground floor briefly consists; Entrance lobby, cloakroom, sitting room and dining room, modern fitted kitchen/breakfast room. The integral garage has been subdivided to create a useful utility room and store and retains the doors and could be altered for those looking to return to a single garage. The space may also have potential to create further accommodation subject to obtaining the necessary consent. On the first floor there are three generous bedrooms, the master with an en-suite shower room and an additional bathroom. Enclosed rear garden, driveway.



## GROUND FLOOR

Entrance lobby with wood effect flooring, also continuing into the reception rooms. Doors off to: Cloakroom; Opaque window to front, white sink and wc, tiled effect floor. Living and Dining Room; A dual aspect room with window overlooking the frontage and French doors leading directly into the garden. Fireplace with marble hearth, gas and electric points. Kitchen/Breakfast Room; Stone tiled floor, window and door to rear garden. A modern fitted kitchen with matching wall and base units (one of which housing gas fired condensing boiler) with under unit lighting, ample space for table and chairs. Integrated appliances, including: Neff electric fan oven, 5 ring gas hob and stainless steel extractor. 50/50 fridge/freezer, and dishwasher. Inset 1 1/2 ceramic sink with drainer with tiled splashback. Utility Room; Accessed off the inner hall off the living room. A range of white wall and base units and plumbing for white goods, further door leading into the garaging/store with up and over door, power and light.

## FIRST FLOOR

Stairs to first floor landing, window to side, loft access via hatch and with pull down ladder. Airing cupboard housing hot water cylinder and slatted shelving. Bedroom One; Window to front. A large double bedroom with fitted, mirrored wardrobes, wood effect flooring. En-suite; opaque window to side, tiled effect floor. White suite with sink, wc and tiled shower. Extractor fan. Bedroom Two; A double bedroom with window overlooking the rear garden, fitted carpet, built-in mirrored wardrobes. Bedroom Three; A good sized bedroom with window to rear, fitted carpet and built in cupboard and wardrobes. Bathroom; A white three piece suite with panelled bath with shower over, sink and wc. Opaque window to front.

## OUTSIDE

At the front of the property is an open plan, low maintenance gravelled garden, planted with mature shrubs and trees, a pathway leads to the front door and there is gated access to the side which leads to the rear garden. Parking for 2 vehicles on the drive. At the rear is an enclosed landscaped garden with sun terrace and a number of seating areas. The garden is south west facing to enjoy the sunshine in a secluded setting and planted with many species of plants, shrubs, flowers and trees.

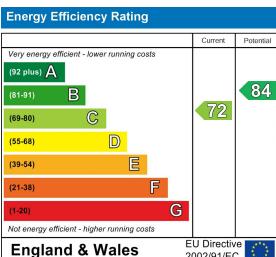
## SERVICES

All mains services, gas fired central heating. Fibre broadband available.

## DIRECTIONS

From Barnstaple continue out of the town and up Sticklepath Hill. Upon reaching the roundabout at Cedars continue straight over signposted Fremington and Bickington. Continue through Bickington and upon reaching Fremington take the 1st right hand turning into Taw Meadow Crescent. The property can be found straight ahead on the left hand side with the number clearly visible.





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