



46 Beechfield Road



# 46 Beechfield Road

Fremington, Barnstaple, Devon EX31 3DB

Local amenities and Fremington village within walking distance.  
Instow Beach, Bideford & Barnstaple, about 10 minutes.

A mature bungalow requiring general updating in convenient & sought after edge of village location.

- Porch, Hall, Living Room
- 2 Bedrooms, Shower Room
- Garage + Parking
- Level Gardens
- Scope to extend stpp
- Kitchen/Breakfast Room
- Gas C.H., Double Glazed
- Views to open country from front
- Requires general updating
- No upward chain

## SITUATION AND AMENITIES

The property fronts a quiet residential road on the fringe of the sought after village of Fremington within level walking distance of local amenities and the village centre which includes medical centre, small supermarket, Church, pubs as well as a range of other local shops and amenities. A bus service runs nearby allowing access to Bideford about 6 miles and the Regional Centre, of Barnstaple about 3.6 miles which offers the area's main business, commercial, leisure and shopping venues as well as District Hospital. Fremington Quay is easily accessible as a local beauty spot and the Tarka trail/South West coast path runs along side the Taw Estuary. Instow beach is about 10 minutes by car. North Devon's famous surfing beaches at Saunton (also with Championship golf course), Croyde and Woolacombe, as well as Exmoor National Park are all within about half a hour by car. The North Devon Link Road is close by allowing access, in 45 minutes or so, to Junction 27 of the M5 Motorway and where Tiverton Parkway offers a fast service of trains to London Paddington in just over two hours.



## DESCRIPTION

The property presents painted rendered elevations beneath a pitch tiled roof with UPVC double glazed windows throughout. The bungalow is virtually detached being attached by its garage to the adjoining property. Although there is double glazing and gas central heating the property would otherwise benefit from general updating. In addition to the garage there is parking for at least one further vehicle and there are level gardens to both front and rear.

ENCLOSED ENTRANCE PORCH glazed inner door to ENTRANCE HALL built in cloaks cupboard, trap to loft via retractable aluminium ladder, airing cupboard. LIVING ROOM with sliding double glazed doors to rear garden. KITCHEN/BREAKFAST ROOM a good range of modern units incorporating single drainer stainless steel sink, adjoining work surfaces, cupboards and appliance space under, plumbing for washing machine, Neff gas hob, extractor hood above, Indesit electric oven, electric cooker point, Worcester wall mounted gas fired boiler for central heating and domestic hot water, half glazed door to garden. BEDROOM 1 range of fitted wardrobe to one wall. BEDROOM 2 pair of built in wardrobes. SHOWER ROOM with shower cubicle, pedestal wash basin, low level WC, mirror fronted medicine cabinet, tiled floor and wall.

## OUTSIDE

To the front the garden is mainly laid to lawn with border and parking leading to the GARAGE with up and over door, power and light connected and pedestrian door to rear. The rear garden first has a terrace wrapping around the rear elevation, there is a water tap then the garden is mainly laid to lawn, bounded by mature shrubs and fencing. There is an aluminium framed greenhouse and shed.

## SERVICES

All mains services, gas central heating.

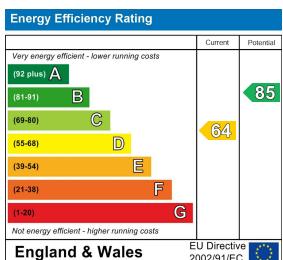
## DIRECTIONS

From Barnstaple pass through Fremington and within a short distance bear left into Beechfield Road where the property will be found within a short distance on the right.

## LETTINGS

There has never been a better time to consider a buy-to-let investment and this property may be of interest to buy-to-let investors. Our lettings department has prepared some figures for this property, which should be achievable in the current market. The Stags Residential Letting team would be happy to discuss these figures and provide further information about the letting services on offer. They can be contacted on 01271 322837 or [rentals.northdevon@stags.co.uk](mailto:rentals.northdevon@stags.co.uk).



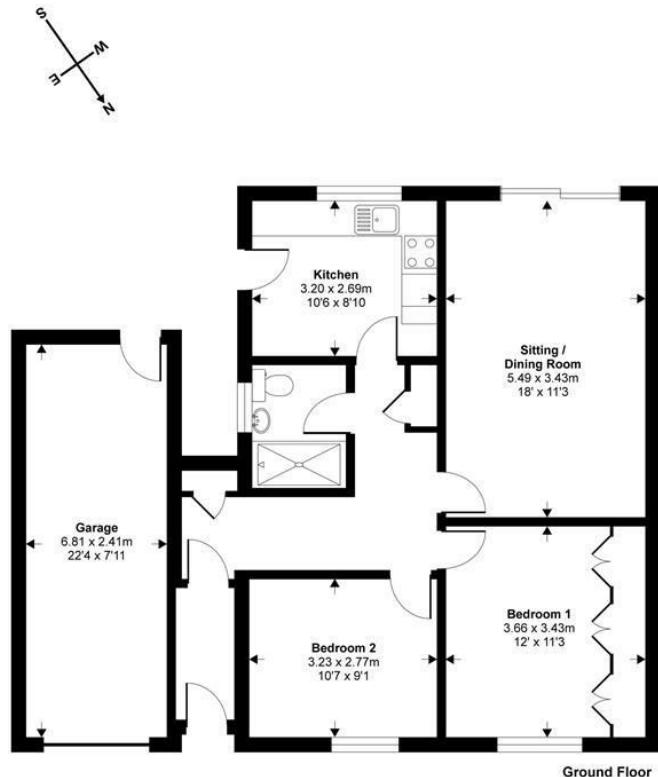


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Approximate Area = 928 sq ft / 86.2 sq m (includes garage)

For identification only - Not to scale



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Stags. REF: 774299.