



59, Beards Road



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Fremington, Barnstaple, Devon EX31 2PG

Fremington Quay and shop parade within walking distance.
Instow and Barnstaple town within 3 miles.

A detached three bedroom home, with integral garage, modern kitchen, spacious living room, conservatory and front and rear gardens. The property benefits from being positioned in a quiet cul-de-sac, within walking distance of Fremington's Shop Parade and Fremington Quay and is within 3 miles of the sought after Instow seafront.

- Family Home/Buy To Let Investment
- 3 Bedroom, Detached House
- Garage & Parking
- Fremington Quay Nearby
- Within 3 Miles of Instow
- Front and Rear Gardens
- Walking Distance to Amenities
- Useful Conservatory
- Council Tax Band C
- Freehold

Guide Price £310,000

SITUATION AND AMENITIES

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, 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

59 Beards Road is a detached three bedroom home, with integral garage, modern kitchen, spacious living room, conservatory and front and rear gardens.

As you approach the front of the property, there is space for parking one vehicle on the driveway in front of the integral garage with the possibility of creating an additional space. A pathway to the side of the property leads to the front door. ENTRANCE HALL with downstairs cloak room and stairs to the first floor. Modern KITCHEN with high and low level cupboards, U pull high gloss white doors with quartz style worksurfaces. Dishwasher and space for undercounter fridge and freezer. Electric Zanussi double oven with 4 ring electric hob and extractor. Composite sink with mixer tap. Dual aspect windows to the front and side of the property. A sizable LIVING ROOM with sliding doors into the conservatory. Feature fireplace with electric fire, window to the rear looking over the garden, radiators and fitted carpet. The CONSERVATORY has windows on all sides, which gives you a pleasant outlook of the garden. Tilt and slide door leads out to the rear patio and into the garden. The hallway has stairs that rise to the FIRST FLOOR with open landing, airing cupboard, two generously sized double bedrooms with built in wardrobes. The third bedroom is a single room and has views over the garden to the rear. The FAMILY BATHROOM has a panelled bath with electric shower above, heated towel rail and large opaque window. WC, wash hand basin and tiled walls. The integral garage has an up and over door and has space and plumbing for washing machine and tumble dryer.

SERVICES

All mains services connected.

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. As you enter Fremington, you will pass Greenfields on your left, take the next left hand turn in to Beards Road. Climb the hill and ignore the first two roads on the right, as the road starts to bend, turn right and the property can be found on the left hand side.

What3Words:///triathlon.fond.inflit

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.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

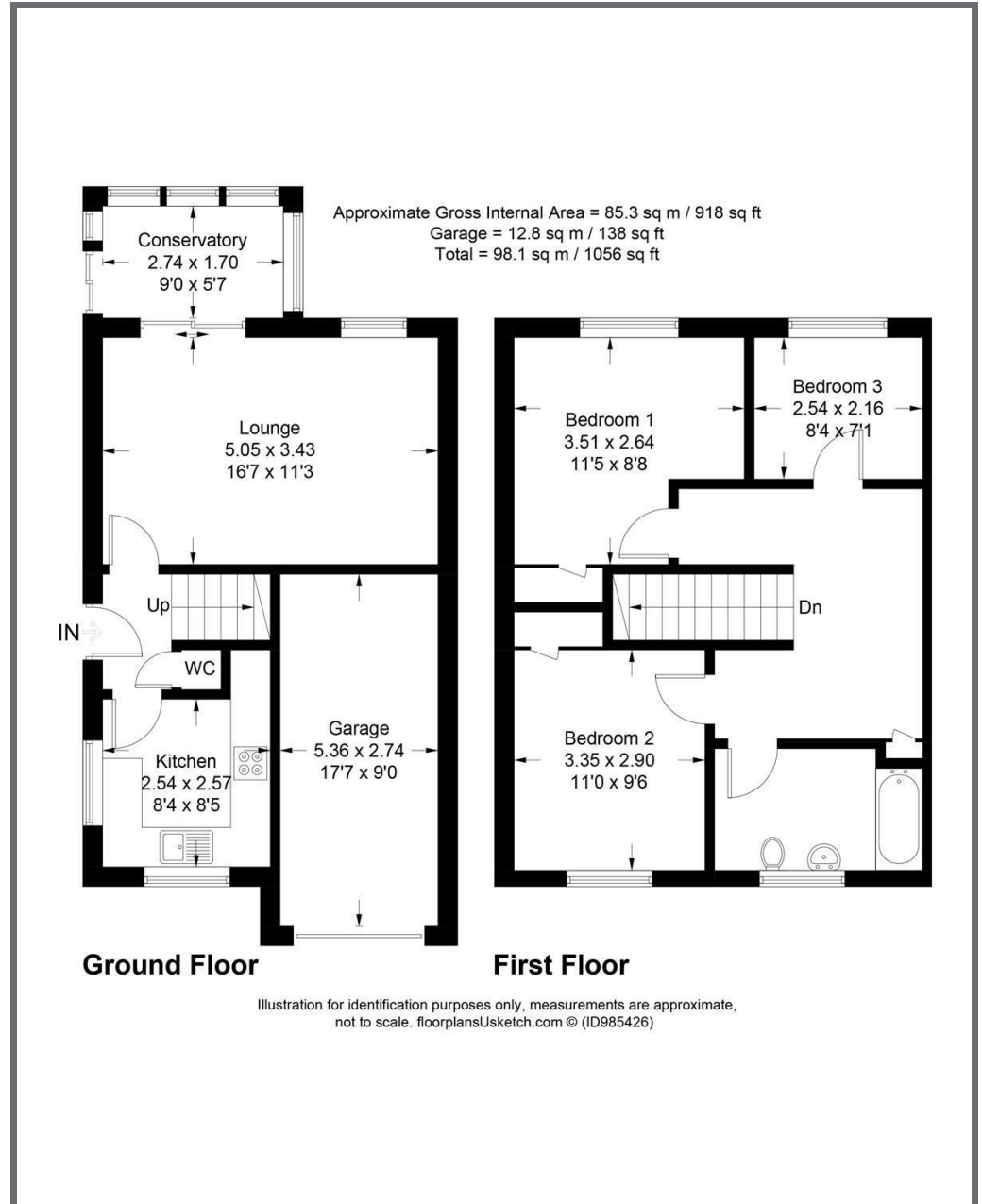


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		66
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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