



**57 Beards Road, Fremington, EX31 2PG**

**£325,000**

A stunning and highly functional home, 57 Beards Road offers a rare opportunity to own a meticulously maintained property in a sought-after location.



## Description

A beautifully presented and well-appointed three-bedroom home in the heart of Fremington, offering a blend of modern convenience and stylish features throughout. This spacious property boasts high-quality finishes, ample storage, and a thoughtfully designed layout, making it ideal turn key property.

Upon entering, you are welcomed by a bright entrance hall, complete with an open modern iron and wood spindle staircase, built-in storage, and a fully fitted house alarm for added security.

The living room is a generous 17' x 12', featuring a decorative electric fire set within a genuine marble surround and patio doors leading to an inviting decking area. Ariel, fibre internet, and telephone points are also provided.

The kitchen (12' x 8'4") is a chef's dream, fitted with high-spec appliances, including a SMEG electric combination oven and microwave, a SMEG warming drawer, an electric hob, and a bespoke cooker hood with a fan. It also benefits from a full-size larder fridge and separate larder freezer, an integrated washing machine and dishwasher, and a triple filtration water filter. Solid oak worktops, dimmable lighting with under-plinth illumination, a heated towel rail, and a matching breakfast table complete this impressive space.

There is a shower room/downstairs cloakroom (5'9 x 5'6") with a back-to-wall toilet, a 10.8KW electric power shower, and a solid oak bespoke corner sink cupboard.

Upstairs, the main bedroom (13'4 x 10') boasts quality fitted mirrored wardrobes, a ceiling fan, and a TV ariel. The second bedroom (13'7 x 10') also includes fitted wardrobes and a TV point, while the third bedroom/office (8' x 8'9") is perfect for home working or as a cosy bedroom, offering fitted cupboards, wooden desktops, and additional sockets.

The family bathroom (6'6 x 8') is well-equipped with a full-length extra deep, extra wide bath, a mains over-bath shower, a back-to-wall WC, and a mirror cupboard.

A fantastic addition to this home is the conservatory (11'6 x 7'8"), featuring self-cleaning low-E glass for superior thermal efficiency, high-security locks, a wooden floor, a radiator, power points, and a wall and fan light. Wide double doors lead out to the decking area, making it an ideal space for entertaining.

Additional features include a gas combination boiler, a loft with a strengthened walkable floor, pull-down

ladder access, plus light and power.

Externally, the front garden is well-maintained, with a lawn, flowerbeds, outside tap and two off-road parking spaces. A garage (12' x 8'2") offers water, power, lighting, an up-and-over door, and a radiator. There's also a storage shed (6' x 3').

The rear garden is equally well-equipped, featuring a separate enclosed bin area, another storage shed (6' x 3'), security lighting, an outside power socket, a water tap, hardy seasonal shrubs within the bedding and a large composite decking area reinforced for a hot tub.

A stunning and highly functional home, 57 Beards Road offers a rare opportunity to own a meticulously maintained property in a sought-after location. Viewings are highly recommended!

## Living Room 12'0" x 17'4" (3.66 x 5.3)



## Kitchen 8'3" x 12'6" (2.54 x 3.83)



Shower Room 8'0" x 6'5" (2.45 x 1.97)



Bedroom 2 10'0" x 8'7" (3.05 x 2.63)



Conservatory 11'5" x 7'8" (3.5 x 2.34)



Bedroom 3 / Office 8'0" x 8'9" (2.44 x 2.67)



Bedroom 1 10'0" x 11'3" (3.05 x 3.45)



Garage 8'1" x 11'11" (2.48 x 3.65)

Garden

#### Information

Age - 1983

Tenure - Freehold

Heating - Gas central heating

Drainage - Mains

Windows - UPVC double glazed throughout

Council Tax - Tax band C

EPC Rating - TBC

Nearest Primary School - Fremington Primary and Nursery (0.24 miles)

Nearest Secondary School - Pilton Community College (2.62 miles)

Seller's position - Vendors looking to buy onwards

#### Note

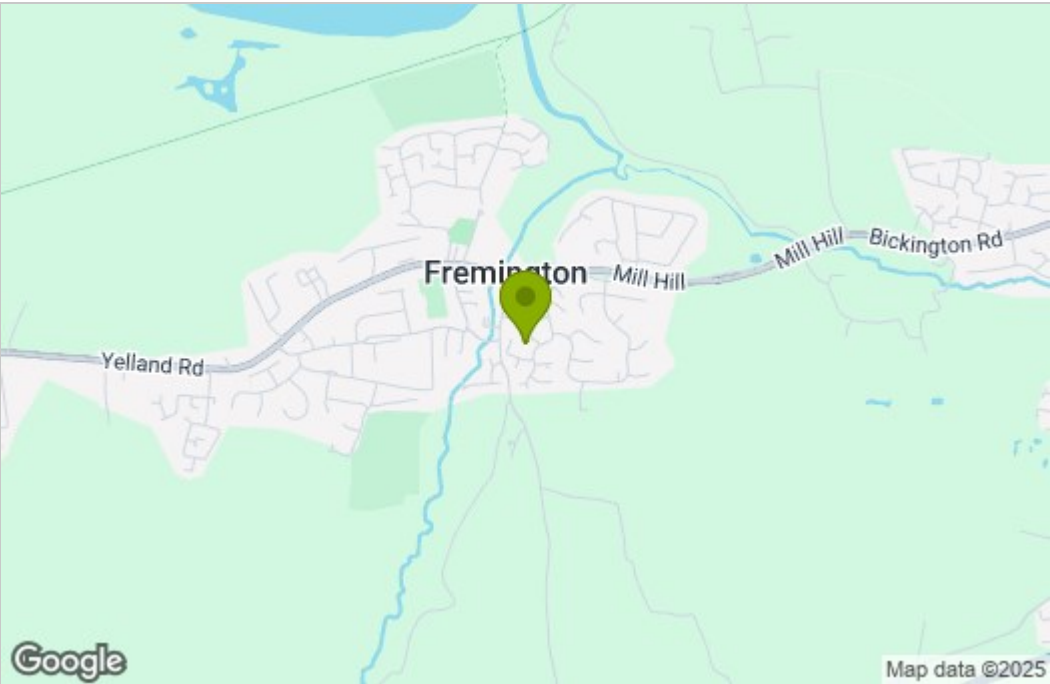
For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.



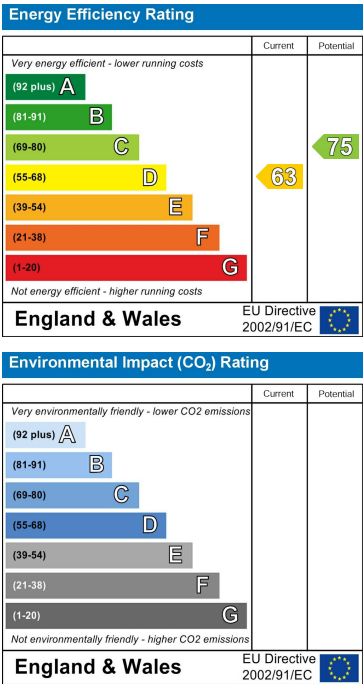
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.