



11 Aspen Grove, Barnstaple, EX31 3FB

£225,000

An excellent opportunity for first-time buyers to take their first step onto the property ladder, offering modern accommodation, driveway parking for two cars and attractive surroundings.

Description

11 Aspen Grove is beautifully presented throughout and enjoying an attractive outlook towards neighbouring woodland, this modern home combines practicality with a bright and spacious feel.

The gas centrally heated accommodation is arranged over two floors and briefly comprises an entrance hall, useful cloakroom/WC, a contemporary fitted kitchen with modern units, workspace with further space for table and chairs, and a spacious and cosy lounge creating an ideal space for everyday living and entertaining. French doors open directly onto the rear garden, allowing plenty of natural light to flood the room and creating a seamless connection between inside and outside living.

To the first floor are three well-proportioned double bedrooms together with a stylish modern family bathroom. The upstairs accommodation benefits from generous ceiling heights and large windows which enhance the feeling of space and help maximise natural light throughout.

Externally, the property enjoys the added benefit of a private driveway providing off-road parking for two vehicles. To the rear is an enclosed garden designed with ease of maintenance in mind, offering an attractive outdoor space finished with paving, enclosed fencing and a garden shed included within the sale. Rear gated access provides additional convenience.

A fantastic opportunity for first-time buyers or those looking for a more affordable route into ownership, this well-presented shared ownership home offers modern accommodation, private parking and an excellent first step onto the property ladder.

Lounge 15'11" x 13'7" (4.86 x 4.16)



Kitchen 13'8" x 9'1" (4.17 x 2.77)



WC

Bedroom 1 14'6" x 8'10" (4.44 x 2.70)



Bedroom 2 8'10" x 12'11" (2.70 x 3.94)



Bedroom 3 10'7" x 6'8" (3.23 x 2.05)



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. Certain photographs have been edited to improve image quality and presentation.

Bathroom 9'4" x 6'7" (2.85 x 2.03)



Garden



Information

Tenure: Freehold

Heating: Gas Central Heating

Windows: UPVC Double Glazed throughout

EPC Rating: TBC

Council Tax: C

Nearest Schools - Fremington Primary and Nursery
- 0.21 miles

Nearest Bus Stop - 0.3 miles Beechfield Road

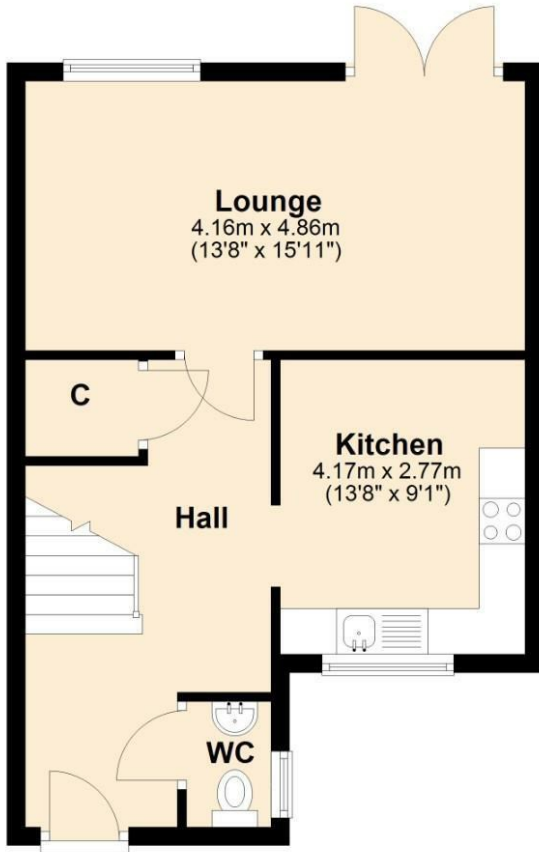
Nearest Pub - 0.44 miles to The New Inn & The Fox
Seller's position - Searching and looking to buy
onwards out of area

Note

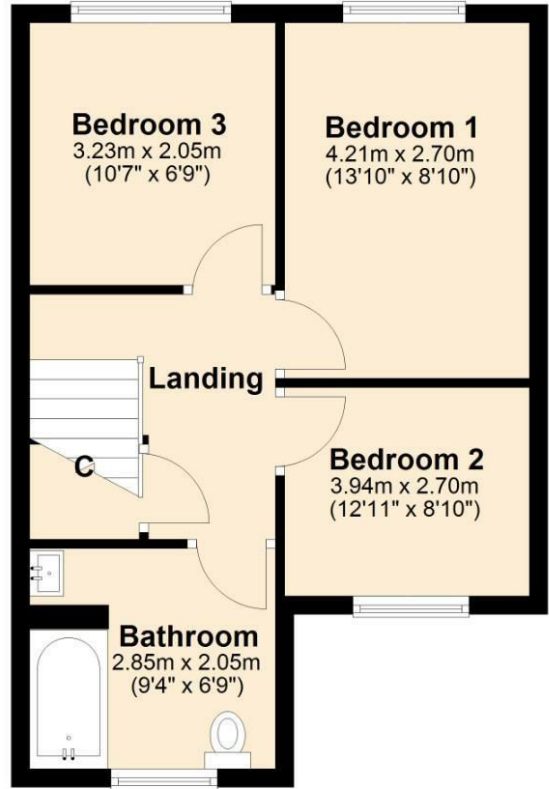
For clarification we wish to inform prospective purchasers that we have prepared these sales

Floor Plan

Ground Floor



First Floor



11 Aspen Grove, Fremington

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.