



10 Park Close, Barnstaple, EX31 2PQ

£290,000

Beautifully presented throughout and tucked away in a quiet corner of sought-after Park Close, this three-bedroom detached home benefits from a spacious lounge with dining area, conservatory, south-easterly facing garden and a generous garage with additional loft storage. An ideal family home in one of Fremington's most desirable locations.

Description

Occupying a tucked-away position within one of Fremington's most sought-after residential cul-de-sacs, this immaculately presented three-bedroom detached home offers spacious and well-balanced accommodation, a generous garage and a beautifully orientated south-easterly facing garden. Quietly situated in the corner of Park Close, the property enjoys a peaceful setting whilst remaining within easy reach of village amenities, schools and excellent transport links.

A welcoming entrance porch opens into the hallway with stairs rising to the first floor. The galley-style kitchen is well laid out with an array of cupboard and worktop space and enjoys a pleasant outlook to the front. Undoubtedly the heart of the home is the generous lounge, offering plenty of room for a three-piece suite alongside a dining table and chairs, making it ideal for both everyday living and entertaining. Sliding doors open into the conservatory, which provides an additional reception area overlooking the rear garden and creates a wonderful flow between inside and out.

The enclosed rear garden enjoys a desirable south-easterly aspect, allowing for plenty of sunshine throughout the day and providing an enjoyable space for relaxing, gardening and outdoor dining.

To the first floor are three bedrooms, two of which are comfortable doubles, together with a family bathroom and a useful airing cupboard housing the immersion tank. The loft space has been boarded, providing excellent additional storage.

Further benefits include uPVC double glazing and gas central heating via a boiler which is approximately seven years old. A particularly noteworthy feature is the attached garage, measuring over 16ft in length and offering excellent storage and workshop potential, whilst further loft storage above the garage provides additional practicality.

Homes in Park Close rarely come to the market and, with its immaculate presentation, peaceful setting and highly desirable location, this superb detached property presents a wonderful opportunity for families, professionals and downsizers alike.

Lounge 14'7" x 15'3" (4.46 x 4.67)



Kitchen 7'9" x 9'4" (2.37 x 2.86)



Conservatory 7'10" x 14'4" (2.40 x 4.37)



Bedroom 1 12'6" x 9'5" (3.83 x 2.89)



Bedroom 2 10'7" x 7'9" (3.23 x 2.38)



required works and compliance with legal obligations (accurate as of June 2026). This figure is intended as a general guide only and should not be used for mortgage or financial planning purposes. Rental values are subject to change, and a formal valuation will be necessary to provide an accurate market appraisal.

Note

Bedroom 3 7'3" x 7'10" (2.22 x 2.39)



Bathroom 5'11" x 6'5" (1.82 x 1.98)

Garage 16'11" x 8'10" (5.16 x 2.71)

Information

Age - Built 1980's

Tenure - Freehold

Heating - Mains Gas Central Heating

Drainage - Mains

Windows - UPVC double glazing throughout

Council Tax - Tax band C

EPC Rating -TBC

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

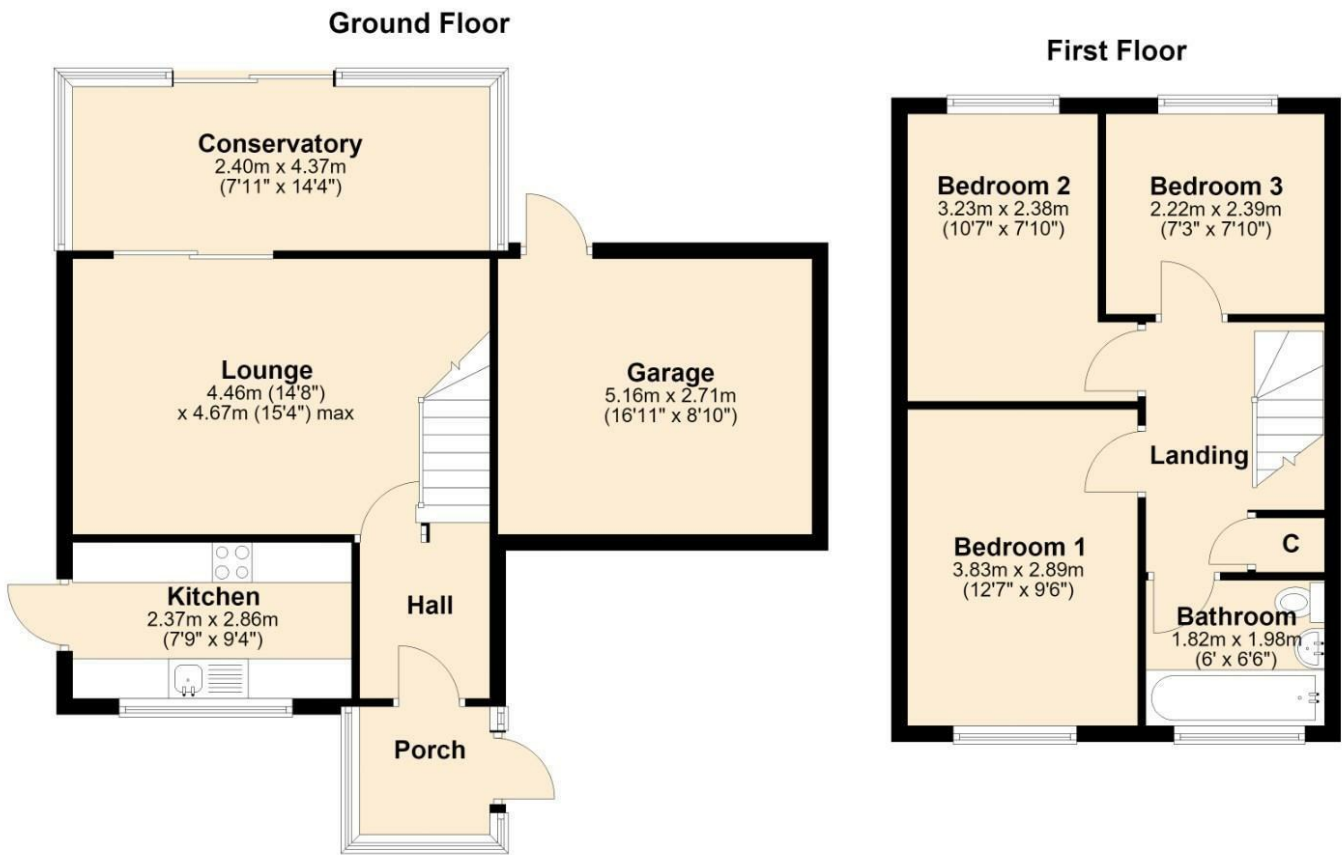
Nearest Secondary School - Pilton Community College (2.62 miles)

Seller's position - Found an onward purchase privately

Rental Income

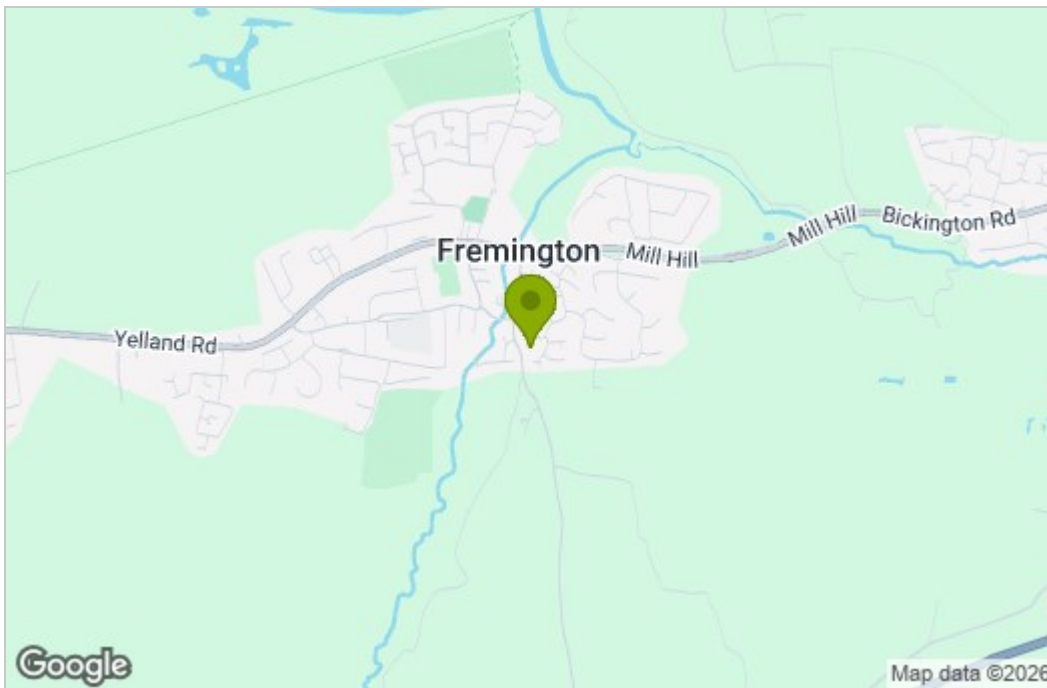
Taking the above into account, our Lettings & Property Management Department advises that an achievable gross monthly rental income is likely to fall within the region of £1200pcm, subject to any

Floor Plan

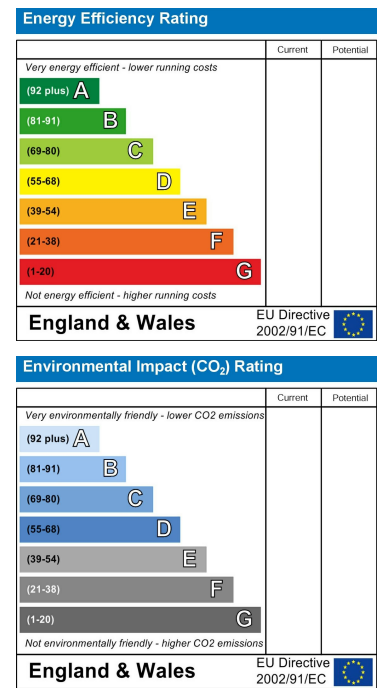


10 Park Close, Fremington

Area Map



Energy Efficiency Graph



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