



9 Barracks Road, Fremington, Barnstaple, EX31 3FP

Asking Price £445,000

- VIDEO TOUR ONLINE
- Quiet Cul-De-Sac Location
- Heart of the Village
- Well-Proportioned Accommodation
- Popular Residential Location
- Stylishly Presented Home
- 4 Double Rooms
- Off Road Parking for up to 4 Cars
- Study/5th Bedroom
- Must See

9 Barracks Road, Barnstaple EX31 3FP

Morris and Bott are delighted to offer this stylishly presented family home, enjoying a tucked away cul-de-sac position on this highly regarded residential development in the heart of Fremington. The home offers 4 well-proportioned double rooms with the handy addition of a study/5th bedroom on the ground floor. The ground floor design of the home seamlessly flows from the lounge, with glazed French doors into the real heart of the home the kitchen/diner, perfect for entertaining or spending time with family. Double doors from the dining area offer access out onto the real level garden that has recently undergone major expenditure. If you are looking for a stylish, well positioned home with room to grow, look no further!



Council Tax Band: E



Ground Floor

Entrance Hallway

Welcomes you into the property.

Lounge

14'9" x 11'6"

Well-proportioned room with a south facing aspect, allows light to flood the space. Glazed French doors open out into the Dining Room offering both versatility and practicality.

Kitchen/Diner

25'3" x 11'6"

The heart/hub of the home, this well presented and practical space has been tastefully finished. The kitchen offers ample floor and eye level fitted units with built in double oven, gas hob with extractor over, dishwasher and fridge/freezer.

Utility/Cloakroom

6'2" x 5'6"

With low level WC and wash hand basin. This room has also been fitted with additional fitted units and has plumbing and storage for white goods.

Study/Bedroom Five

8'3" x 6'6"

Enjoying a delightful south facing aspect, this versatile space is currently utilised as a home office, however would make an equally good snug or ground floor bedroom.

First Floor

Bedroom One

14'0" x 11'6"

This large double room benefits from a picture window making the most of the south facing aspect, built in wardrobes and ensuite shower room.

Ensuite Shower Room

6'10" x 5'0"

Fitted with a modern white suite comprising walk in shower, low level WC, wash hand basin and heated towel rail.

Bedroom Two

14'6" x 9'4"

A further generously proportioned double bedroom with charming outlook onto the rear garden.

Bedroom Three

14'6" x 9'11"

Further good sized double room with south facing aspect.

Bedroom Four

10'6" x 8'1"

This room is currently being utilised as a home office, however offers a further double bedroom with rear garden outlook.

Bathroom

6'10" x 6'1"

Comprising a modern white suite, with bath with shower over, low level WC, wash hand basin and heated towel rail.

Outside

To the front of the home, is an attractive small lawn area with parking for up to three cars. The rear garden has undergone recent landscaping and offers a well-proportioned level lawn area, bordered with a range of mature shrubs and plants. The patio areas have been extended to follow the sun and offer a great space to kick back and unwind whilst whiling away your day.





Directions

After entering Fremington from a Barnstaple direction, continue into the centre of the village, passing Han Court Chinese restaurant on your right-hand side. Continue up the hill and then turn immediately right after a set of traffic lights. Continue along this road into the development and then take a left turn, following a finger signpost to number 9, which is situated within a quiet cul-de-sac.

Viewings

Viewings by arrangement only. Call 01237 459 998 to make an appointment.

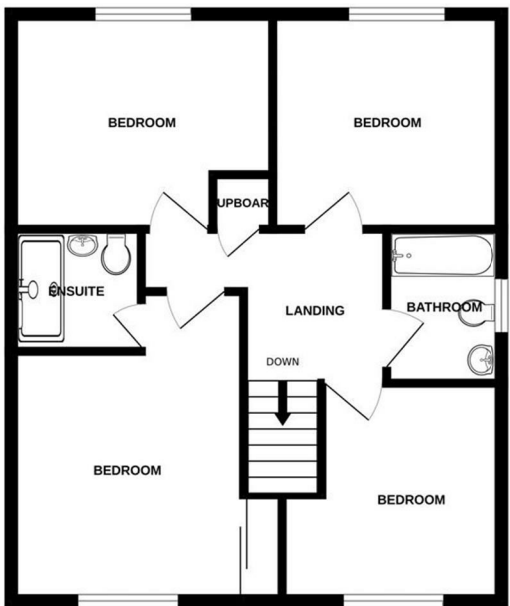
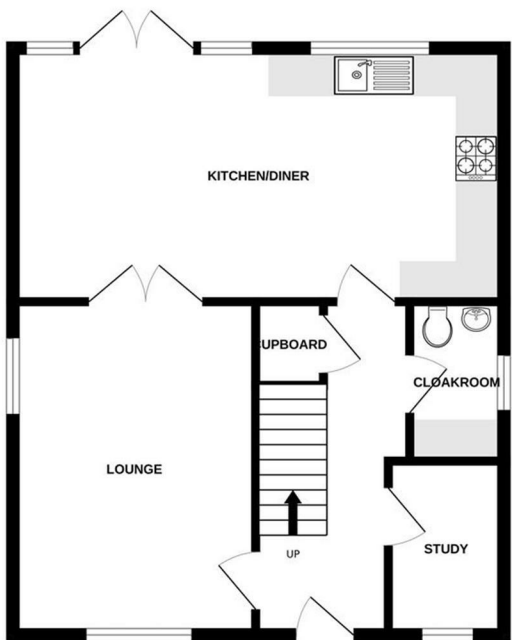
EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	85	
(69-80) C		
(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

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.