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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	67	
(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	

COUNCIL BAND D



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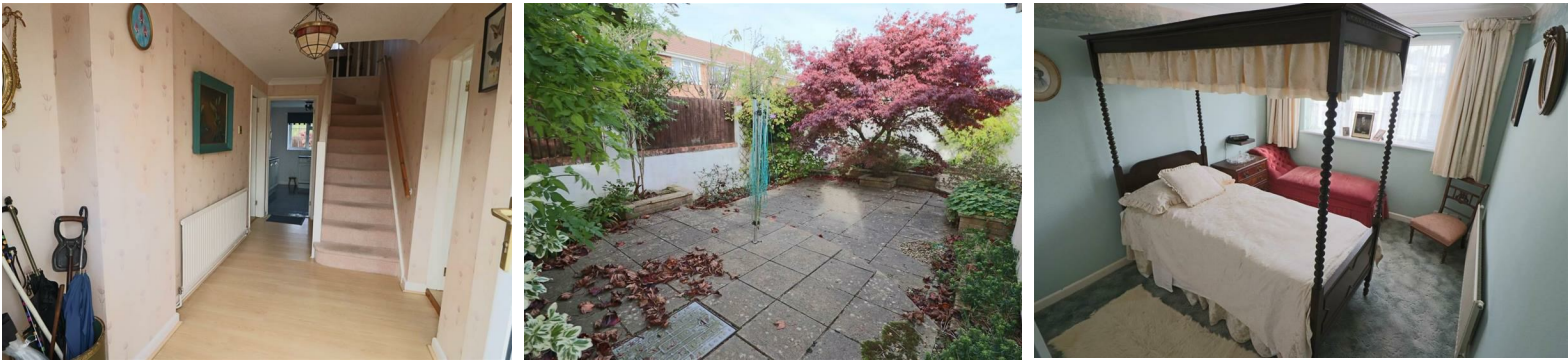


6 MERRYTHORN ROAD, FREMINGTON BARNSTAPLE, DEVON, EX31 3AL

An extended 3/4 Bedroom Detached Family House situated within Merrythorn Road and within easy reach of Fremington's village amenities and the popular Tarka Trail.

£264,500

- A particularly spacious 3/4 Bedroom Detached Family Home offering adaptable accommodation arranged over Two Floors
- Substantial ground floor pitched roof extension creating a separate Dining Room
- Converted Garage space which makes for an ideal 4th Bedroom/Family Room
- Spacious Kitchen-Breakfast Room with base and wall mounted cupboards and a Utility Room arranged off
- 3 sizeable First Floor Bedrooms with Bedroom 1 having fitted wardrobes and an En Suite Bathroom
- First Floor Shower Room and a Downstairs Cloakroom
- Gas radiator central heating & UPVC double glazing
- Easy to manage Gardens and Off Road Driveway Parking
- No chain
- Within easy reach of Fremington's school, shops, medical centre & the Tarka Trail



Chequers Estate Agents of Barnstaple are delighted to offer for sale No 6 Merrythorn Road a surprisingly spacious 3/4 Bedroom Detached House available for sale with no chain.

No 6 Merrythorn Road is far larger internally than a quick glimpse from the front would suggest, this is because the property has been extended to the rear and in addition the garage has been thoughtfully converted and this has created the option of a 4th Bedroom or Family/Play Room.

The property is a clean and tidy example and is well fitted with tiled Bathrooms and a fitted Kitchen and although it is all perfectly livable the opportunity is there for someone to put their own ideas into place. The property benefits from gas central heating and UPVC double glazing and has spacious accommodation arranged over two floors.



On the ground floor there is an Entrance Hall, spacious Lounge, separate Dining Room, 4th Bedroom/Family Room, Kitchen-Breakfast Room, Utility Room and a W.C. On the first floor there is a Family Bathroom and 3 good sized Bedrooms including an En-Suite Master Bedroom with fitted wardrobes.

Outside there is a front garden with mature shrubs and bushes with a driveway alongside providing off road parking. To the rear the garden has been designed with ease of maintenance in mind being paved with shrub beds bordering. A gate provides side pedestrian access.



The Merrythorn Road address is a popular location within the village of Fremington and is situated within easy reach of Fremington Village amenities which include a supermarket, chemists, medical centre, fish and chip shop, hairdressers, Chinese restaurant and two Inns. In addition the Tarka Trail is located close by and can be accessed at Fremington Quay where there is also a waterside Café. A regular bus service connects Fremington to both Barnstaple and Bideford where it passes through the coastal village of Instow along the way.

If you are looking for a spacious village home and one you can put your own mark on then the availability of 6 Merrythorn Road will be of particular interest. No Chain. Viewing recommended.

FRONT DOOR TO

ENTRANCE HALL

Radiator, coved ceiling. Regency style panelled door to

LOUNGE 23' X 11'1 MAXIMUM (7.01M X 3.38M MAXIMUM)

A spacious room with a bay window, double radiator, coved ceiling and power points. Glazed double doors to



DINING ROOM 11'7 X 10'4 (3.53M X 3.15M)

Also approached via door in Kitchen. Radiator, power points, patio doors to garden, coved ceiling and regency style panelled door to

KITCHEN/BREAKFAST ROOM 13' X 12'5 (3.96M X 3.78M)

With a range of base and wall mounted cupboards including glazed illuminated display cupboards, contoured work surface with a 6 ring gas hob and fitted oven under, single drainer sink n half sink unit with mixer tap. Tiled splash back, breakfast bar with 3 stools included in the sale. Radiator, door to useful understairs storage cupboard, regency style panelled door to

UTILITY ROOM 9'6 X 4'10 (2.90M X 1.47M)

With fitted units including base and wall mounted cupboards, work surface with a single drainer sink unit, tiled splashback with mixer tap, plumbing for washing machine, extractor fan, radiator, wall mounted gas boiler, door to garden, doorway to

CLOAKROOM

With low level w/c.

Regency style panelled door off Hallway to

BEDROOM FOUR/FAMILY ROOM 14'8 X 9'3 (4.47M X 2.82M)

Radiator, power points, wood effect flooring, coved ceiling.

Staircase from Hallway to

FIRST FLOOR GALLERIED LANDING

Hatch to loft space, power points, coved ceiling, door to airing cupboard with a lagged hot water tank. Regency style panelled door to

BEDROOM ONE 10'9 X 9'2 (3.28M X 2.79M)

With fitted wardrobes, coved ceiling, power points, regency style panelled door to

EN SUITE BATHROOM 10'2 X 6'1 (3.10M X 1.85M)

A spacious bathroom with a bath, low level w/c, wash hand basin, radiator, coved ceiling, downlighting, extractor fan. Regency style panelled door from landing to

BEDROOM TWO 10'11 X 10' (3.33M X 3.05M)

Radiator, power points and fitted wardrobes. Regency style panelled door from landing to

BEDROOM THREE 10'2 X 9'3 (3.10M X 2.82M)

Radiator, power points, coved ceiling and regency style panelled door from landing to

SHOWER ROOM

With floor to ceiling wall tiles, tiled shower with a glazed shower screen door, low level w/c, vanity wash hand basin, heated towel rail and downlighting.

OUTSIDE

Brick paved driveway providing off road car parking, further stone chipped car parking area alongside. A gate provides side access to the rear, there is a walled/fence enclosed garden which has been paved for ease of maintenance. Acer tree and raised shrub beds border, outside tap and outside light.

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.