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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(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 E



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**67 REDLANDS ROAD, FREMINGTON
 BARNSTAPLE, DEVON, EX31 2PP**

An absolutely immaculate 4 Bedroomed Detached House, with Double Garage, beautifully kept Garden & Conservatory all in highly sought after position within the popular village of Fremington.

£339,950

- A spacious & well planned 4 Bedroomed Detached House
- Beautifully maintained inside & out
- Lounge & separate Dining Room
- Large Conservatory with direct access to the Garden
- Modern fitted Kitchen & Utility Room
- 4 Bedrooms all with fitted wardrobes
- En Suite & family Bathrooms
- Double Garage & double width Driveway for easy side by side Parking
- Internal viewng a must



A truly immaculate 4 Bedroom Detached House with Double Garage and easy Driveway Parking situated within a highly sought after and established residential road within the popular village of Fremington.

The accommodation is arrange on Two Floors and includes an Entrance Hall with Cloakroom/W.C, bay fronted Lounge and separate Dining Room with patio doors leading to a large Conservatory which in turn leads out to the Garden. There is a well appointed Kitchen and a separate Utility Room all with matching units. On the First Floor there is a family Bathroom with white suite and fully tiled walls plus the 4 Bedrooms which includes the Master Bedroom with its own En Suite Shower Room. All 4 Bedrooms have fitted wardrobes.

The property is fully gas centrally heated and double glazed and is beautifully kept being in "showhome" condition throughout.



A particular feature is the Double Garage and excellent Driveway Parking and the beautifully kept Garden featuring a fabulous patio area being a great space for outdoor dining, level lawn and raised borders all enjoying a sunny aspect and being easy to keep and maintain.

Being situated within Redlands Road this property is in an established and highly sought after residential location close to village amenities including the medical centre, local shops and inns. There is easy access to the Tarka Trail for its riverside and estuary walks and cycle path and the village has its own primary school. Bus routes are readily available to Barnstaple - 4 miles away approximately.



In all a well situated and beautifully presented 4 Bedroom Detached House perfect for those with a growing family and strongly recommended for early internal inspection. Further details and approximate measurements are as follows:

ENTRANCE HALL

Stairs to first floor landing, understairs storage cupboard and radiator.

CLOAKROOM

Comprising w/c, wash hand basin, tiled walls, double glazed window and radiator.

LOUNGE 17' INTO BAY X 11'1 MAXIMUM (5.18M INTO BAY X 3.38M MAXIMUM)

Double glazed window overlooking front gardens, wall mounted gas living flame fire in attractive granite surround and radiator.

DINING ROOM 10'3 X 9'2 (3.12M X 2.79M)

Radiator and sliding patio doors to the

CONSERVATORY 11'1 X 10'8 (3.38M X 3.25M)

With tiled flooring, double glazed windows and French doors to the garden.



KITCHEN 9'1 X 9'1 (2.77M X 2.77M)

A modern fitted kitchen comprising a bowl and a half stainless drainer sink unit inset into work surface with drawers and cupboards below. Plumbing for dishwasher, adjoining matching work surface, space for electric oven, electric hob with extractor over. Further matching work surface, fitted drawers and cupboards below, a range of matching wall cabinets, extensive wall tiling, downlighters and double glazed window overlooking the rear garden

UTILITY ROOM 7'11 X 7'10 (2.41M X 2.39M)

A range of fitted units matching those in the kitchen including single bowl stainless drainer sink unit with cupboards and appliance space below, plumbing for washing machine, further appliance space, a range of matching wall cabinets, wall tiling, downlighters, double glazed window and door to rear garden.

FIRST FLOOR LANDING

Double glazed window to side, airing cupboard housing factory lagged tank with slatted shelving, access to insulated roof space being partially boarded with light.

BEDROOM ONE 10'10 X 9'2 PLUS DOOR RECESS (3.30M X 2.79M PLUS DOOR RECESS)

Double glazed window overlooking front, extensive range of built in wardrobes and bedroom furniture and radiator

EN SUITE

With a white suite comprising shower cubicle with shower, pedestal wash hand basin, w/c, complete wall tiling, double glazed window and radiator

BEDROOM TWO 9'3 X 8'5 (2.82M X 2.57M)

Double glazed window overlooking rear garden, built in wardrobes and radiator

BEDROOM THREE 9'3 X 8'10 (2.82M X 2.69M)

Double glazed window overlooking rear garden built in wardrobes and bedroom furniture, radiator.

BEDROOM FOUR 6'10 X 10' (2.08M X 3.05M)

Double glazed window overlooking the front, built in wardrobes with mirror fronted sliding doors, radiator and fitted carpet.

BATHROOM

A modern white suite comprising a panelled bath with mixer shower over, shower screen, pedestal wash hand basin and w/c. Tiled walls, chrome heated towel rail, double glazed window and tiled flooring.

OUTSIDE

To the front of the property there is a lawned garden with double width driveway for easy side by side parking, side pedestrian access to the rear gardens.

DOUBLE GARAGE 17'2 X 16' (5.23M X 4.88M)

With two up and over doors, ample eaves storage space, power and light connected, wall mounted boiler supplying central heating system. Pedestrian door to the rear garden.

Beautifully landscaped with paved patio, level lawns and raised beds.

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.