



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>65</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

COUNCIL BAND C



**CHEQUERS**  
INDEPENDENT ESTATE AGENTS  
Smart Move

66-67 Boutport Street, Barnstaple, Devon, EX31 1HG  
T: 01271 379314 E: enquiries@chequershomes.co.uk  
W: chequershomes.co.uk

Try our  
**Smart Move**  
Home Finder  
online



## 16 CLEAVE PARK, FREMINGTON BARNSTAPLE, DEVON, EX31 2NS

A Detached Bungalow enjoying a tucked away cul de sac location within the sought after village of Fremington and offering well presented 2 Double Bedroom accommodation, mature, easy to manage Gardens with a sunny Southerly aspect from the rear plus a Garage and excellent Driveway Parking. No Onward Chain.



**CHEQUERS**

INDEPENDENT ESTATE AGENTS

Smart Move

T: 01271 379314  
E: enquiries@chequershomes.co.uk  
W: chequershomes.co.uk

**£325,000**



- Well situated 2 double Bedroom Detached Bungalow
- Favoured cul de sac in sought after Fremington village location
- Bay fronted Lounge/Diner
- 2 well proportioned Bedrooms both with fitted wardrobes
- Modern fully tiled Bathroom
- Gas fired central heating & PVCu double glazed replacement windows
- Attached Garage and excellent Driveway Parking
- Mature but easy to manage Gardens with sunny Southerly aspect from the rear
- Early internal viewing a must



This impressive Detached Bungalow occupies a delightful plot tucked away at the end of this sought after cul de sac featuring mature but easy to manage Gardens on three sides, excellent Driveway Parking and Garage.

The well planned accommodation includes a spacious Entrance Hall, good sized 'L' shaped Lounge/Diner with bay window feature, modern re-fitted Kitchen with a range of fitted units and hob, high level oven and cooker hood. The Two Bedrooms are both genuine doubles and include fitted wardrobes and there is a modern Bathroom with tiled walls. The property is gas central heated and PVC double glazing throughout.



The Bungalow occupies a great spot enjoying a sunny Southerly aspect from the rear with the Gardens being designed for easy maintenance including paved courtyard and patio areas with beautifully stocked borders.

Located at the beginning of the village Cleave Park is a much admired cul de sac approached from Broady Strap and is close to Fremington's local amenities which include supermarket and medical centre a couple of local pubs, restaurants and bowling green. There is easy access to the famous Tarka Trail and bus routes to Barnstaple are available from nearby.



In all an excellent opportunity to purchase a Detached Bungalow in a great position and early internal viewing is recommended.

#### ENTRANCE PORCH

With PVCU double glazed door to front, glazed door to

#### ENTRANCE HALL 5'2" X 9'2" (1.6 X 2.8 )

With radiator, access hatch to loft with pull down ladder and light. Fitted carpet.

#### LOUNGE/DINER 18'10" X 11'9" MAX MEASUREMENT (5.74M X 3.58M MAX MEASUREMENT)

A spacious room with triple aspect including PVCU double glazed windows with bay window to front, 2 radiators and coved ceiling. Fitted carpet.



#### KITCHEN 10'9" X 9'6" (3.3 X 2.9)

A well fitted modern kitchen with fitted matching base and wall mounted units with contrasting work tops including an inset bowl and half sink unit and plumbing for washing machine. Integrated hob and cooker hood also including tall unit with high level oven plus pull out larder and integrated refrigerator/freezer. Tiled wall surrounds, radiator, double glazed window and door giving access to the garden.

#### BEDROOM ONE 12'5" X 10'0" (3.8 X 3.05 )

With range of fitted wardrobes with louvre doors, airing cupboard with factory lagged hot water cylinder and shelving. Radiator, coved ceiling and double glazing.

#### BEDROOM TWO 10'9" X 10'0" (3.3 X 3.05)

A spacious double room with radiator and double glazed window, coved ceiling and fitted triple wardrobe cupboards.

#### BATHROOM

Fitted with a shower cubicle and shower, pedestal hand basin and low level w/c. Towel rail/radiator, double glazed opaque window and tiled wall surrounds. Vynil flooring.

#### OUTSIDE

A good wide driveway provides off road parking for 3 and leads to the

#### ATTACHED GARAGE 19'10 X 8'8 (6.05M X 2.64M)

With up and over door to front, personal door to rear garden plus light and power. Gas and electric meters and Worcester central heating boiler.

Immediately in front of the bungalow is a well stocked shrub garden, neatly walled and which extends to the side where there is gated access. It is thought that this additional front and side garden area offers lots of further scope. At the side of the property is a brick paved courtyard area with raised flower bed and neat hedge border extending around the rear where there is further brick paved courtyard areas providing a Mediterranean feel with the sunny Southerly aspect and brick built BBQ. Dwarf wall with wrought iron work separates an additional patio area with colourful shrub borders and useful shed.

#### 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.