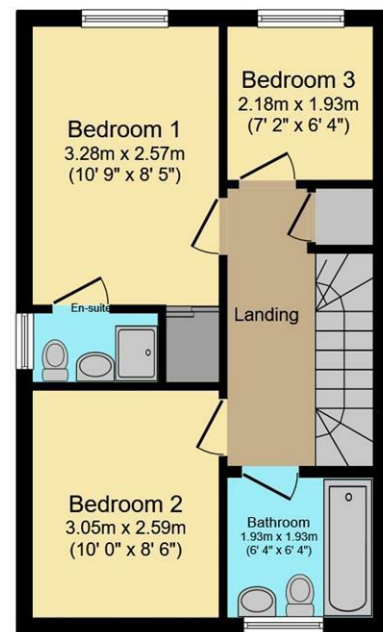




Ground Floor
Floor area 49.5 m² (533 sq.ft.)



First Floor
Floor area 37.9 m² (407 sq.ft.)

TOTAL: 87.4 m² (940 sq.ft.)

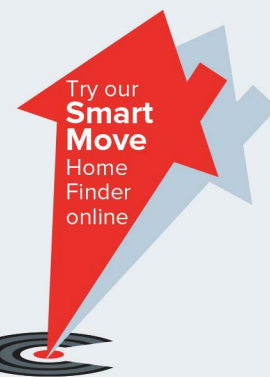
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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

COUNCIL BAND



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



**93 SAMPSON'S PLANTATION, FREMINGTON
 BARNSTAPLE, EX31 3FJ**

Chequers Estate Agents are delighted to offer for sale, this three bedroom terrace property to the market, in the highly sought after location of Fremington. The property has been a much loved home and has the added attraction of a garage, off road parking and a fully enclosed garden.



CHEQUERS

INDEPENDENT ESTATE AGENTS

Smart Move

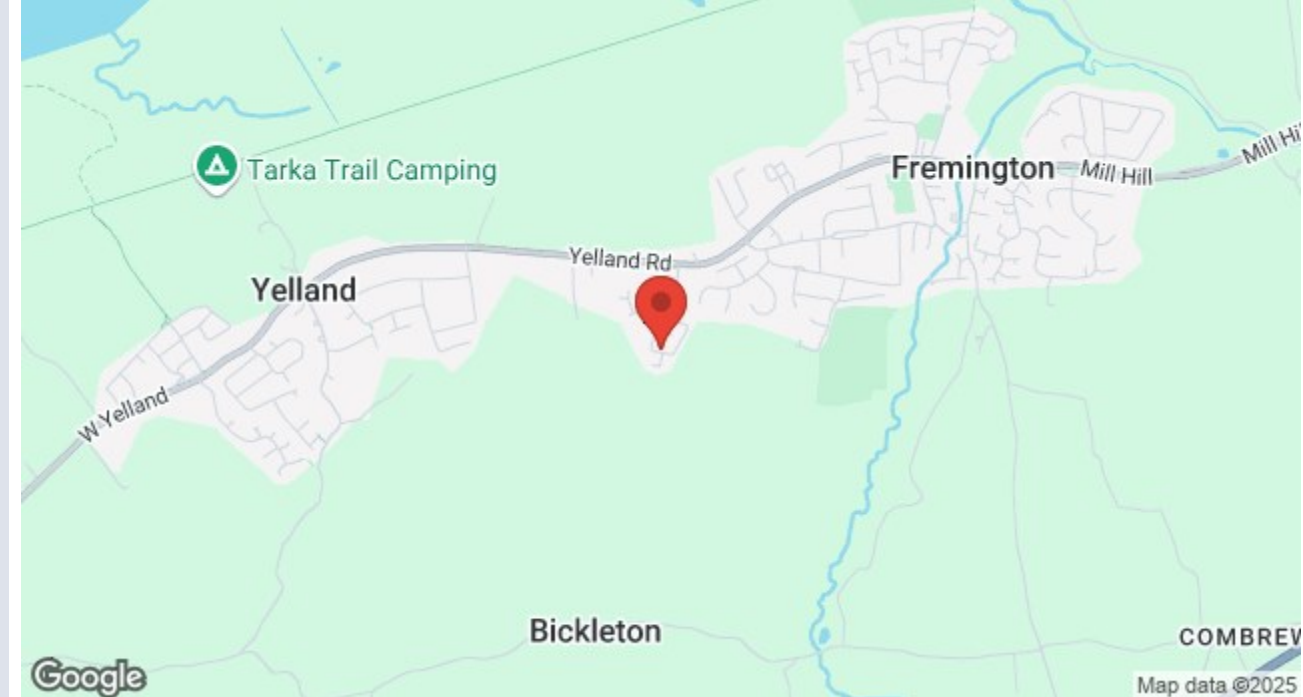
T: 01271 379314

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W: chequershomes.co.uk

£260,000

- THREE BEDROOM PROPERTY
- HIGHLY SOUGHT AFTER LOCATION
- MODERN KITCHEN WITH PLENTY OF CUPBOARDS
- SPACIOUS AND LIGHT LOUNGE / DINER
- THREE BEDROOMS - ONE EN-SUITE
- DRIVEWAY FOR ONE CAR
- SINGLE GARAGE
- FULLY ENCLOSED GARDEN
- CLOSE TO AMENITIES AND FACILITIES
- A MUST VIEW



Situated in the ever-popular village of Fremington and lying in between the bustling towns of Bideford and Barnstaple and close to the beach of Instow is this well presented 3 bedroom town house which would make a fantastic family or couples home.

The accommodation briefly comprises: a welcoming entrance hallway with handy cloakroom, a large, open-plan kitchen with plenty of cupboard space. There is a spacious and light lounge / diner which enjoys patio doors to the garden. Moving upstairs to the First Floor, there are three bedrooms - one with an en-suite shower room as well as the family bathroom.

To the side of the property is a driveway providing off road parking for one car. The drive leads to the single garage. Whilst to the rear of the property is a fully enclosed garden, which offers a degree of privacy.

LOCATION - FREMINGTON

Sampsons Plantation is situated in Fremington, a lovely village location with a wonderful community. With a primary school, local shop, take-aways, pubs, hairdressers and doctors all within easy reach, you have fantastic amenities on your doorstep.

Fremington borders the West Yelland and popular coastal area of Instow with its beach and offers many sought after farm shop, pubs, restaurants and facilities. A regular bus service is available, which allows access to the Port and town of Bideford or Barnstaple. Situated in the valley of the River Taw, Barnstaple is surrounded by beautiful countryside and has a variety of great shops, supermarkets, restaurants, schools and pubs. As well as those all important recreation facilities including a leisure centre, cinema, a bustling market and banking facilities. The A361 North Devon Link Road provides convenient access to the M5 Motorway and further sandy beaches such as Saunton, Woolacombe and Croyde are within easy reach.

DIRECTIONS

From Barnstaple, continue over the long bridge and up the new Sticklepath Hill. Continue over the roundabout at The Cedars signposted Bickington and Fremington. Continue through the villages and prior to reaching Yelland, take the left hand turning into Sampsons Plantation. Continue up the road and turn left following the road as it veers to the right. Number 93 will be situated a short distance on the right hand side with number plate and for sale board clearly displayed.

ENTRANCE HALLWAY

A spacious and welcoming entrance hallway with stairs rising to first floor, radiator, laminate flooring.

CLOAKROOM 6'2 X 3'1 (1.88M X 0.94M)

A modern cloakroom with WC, pedestal wash hand basin, radiator, fuse board, laminate flooring.



KITCHEN 11'0 X 8'1 (3.35M X 2.46M)

A modern black gloss kitchen with ample cupboard space. Further matching wall cabinets and drawers. Inset stainless steel one and a half bowl sink set into work surface with cupboard space below. Integrated single oven with four ring gas hob and extractor above. Space and plumbing for washing machine and space and plumbing for dishwasher, space for fridge freezer, radiator, vinyl flooring. Cupboard housing wall mounted gas boiler. UPVC double glazed window to front elevation. The kitchen does have space for a small dining table.

LOUNGE / DINER 15'3 X 15'4 (4.57M/0.91M X 4.67M)

A spacious and light lounge/dining room with UPVC double glazed window and patio doors giving access to the fully enclosed garden, useful storage cupboard, radiator, fitted carpet.

FIRST FLOOR LANDING

A spacious landing area with access to all three bedrooms and the family bathroom, useful storage cupboard, fitted carpet.

BEDROOM ONE 10'9 X 8'5 (3.28M X 2.57M)

A spacious and light double bedroom with UPVC double glazed window to rear elevation overlooking the garden, fitted double mirror door wardrobes, radiator, fitted carpet.

EN-SUITE 8'5 X 4'9 (2.57M X 1.45M)

A modern three piece suite comprising single shower in a tiled surround, WC, pedestal wash handbasin. Radiator, laminate flooring. UPVC double glazed opaque window to side elevation.

BEDROOM TWO 10'0 X 8'6 (3.05M X 2.59M)

A double bedroom with UPVC double glazed window to front elevation, radiator, fitter carpet.

BEDROOM THREE 7'2 X 6'4 (2.18M X 1.93M)

A single bedroom or useful office space with UPVC double glazed window to rear elevation, radiator, fitted carpet.

BATHROOM 6'4 X 6'4 (1.93M X 1.93M)

A modern three-piece suite comprising panelled bath in a tiled surround with shower over, WC, pedestal wash hand basin. UPVC double glazed opaque window to front elevation, radiator, laminate flooring.

OUTSIDE

To the front of the property is a driveway providing off-road parking for one car. The driveway leads to the single garage with light and power connected. Whilst the rear of the property is a fully enclosed garden which offers a degree of privacy. The garden is laid mainly to lawn with an area of patio perfect outside dining.

GARAGE

Up and Over Door

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.