



**CHEQUERS**

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Smart Move

T: 01271 379314

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Energy Efficiency Rating	
Current	Potential
	102
88	

Very energy efficient - lower running costs

(92 plus) **A**

(81-91) **B**

(69-80) **C**

(55-68) **D**

(39-54) **E**

(21-38) **F**

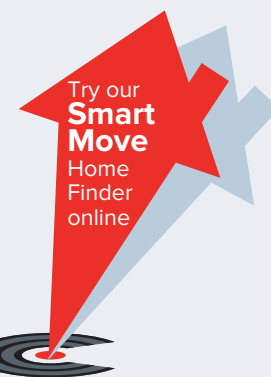
(1-20) **G**

Not energy efficient - higher running costs

COUNCIL TAX BAND C

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66-67 Boutport Street, Barnstaple, Devon, EX31 1HG  
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**26 BEARDS ROAD, FREMINGTON, BARNSTAPLE, NORTH DEVON, EX31 2PG.**

An Extended 3 Bedroomed Semi Detached House On A Larger Than Average Plot Providing Double Width Driveway For Plenty Of Off Road Parking. Attractively Presented And Well Maintained Throughout And Featuring Gas Central Heating And PVCu Double Glazed Replacement Windows. Thoroughly Recommended For Internal Viewing

**£219,950**



- **Extended 3 Bedroomed Semi Detached House Featuring A Spacious Lounge And Fabulous Dining Room Extension**
- **Modern Re-Fitted Kitchen/Breakfast Room**
- **Downstairs Cloakroom**
- **3 Bedrooms**
- **Bathroom**
- **Gas Fired Central Heating**
- **Double Glazing**
- **Large Plot With Excellent Off Road Parking**
- **Southerly Aspect**
- **Recommended For Inspection**

Located in the popular residential area of Fremington, 26 Beards Road provides an excellent opportunity to acquire a 3 bedroomed semi detached family home featuring a spacious dining room extension with tiled roof, modern re-fitted kitchen, converting part of the garage to clearly provide a ground floor cloakroom and extending the kitchen slightly, 3 good sized bedrooms and bathroom with 3 piece suit. Distant views are enjoyed from the front elevation with an open outlook, double driveway for extensive off road parking and delightful colourful low maintenance level gardens with a variety of plants and shrubs. a short walk to everyday amenities.

Beards Road is situated in Fremington within a short walking distance of doctors surgery, local shops and amenities, primary school, pubs and restaurants and a regular bus service giving access to Barnstaple Town Centre, the historic and regional centre of North Devon. As the commercial centre of the region, the town centre offers a variety of banking, schooling and recreational facilities including a theatre, cinema, leisure centre and restaurants. The vibrant town combines modern shopping amenities with a bustling market atmosphere. Popular sandy beaches of Woolacombe, Croyde and Instow are within easy reach and the Atlantic Highway provides convenient access to the M5 motorway network and beyond. The working port and town of Bideford lies approximately 10 miles away and the cathedral city of Exeter with its university, airport, inter-rail and motorway links is less than 50 miles in distance.

**DIRECTIONS TO FIND:** From Barnstaple, continue over the long bridge and up Sticklepath Hill. Continuing over the roundabout. Upon reaching the Cedars roundabout continue straight over signposted Bickington continuing through Bickington upon reaching Fremington prior to the shops take the left hand turning into Beards Road, follow this road where number 26 will be located on the left hand side with number plate clearly displayed.



#### RECEPTION HALL

PVCu double glazed opaque door off, PVCu double glazed opaque window, built in cupboard with fitted shelving and cupboards over, small radiator.

#### INNER LOBBY

Stairs to first floor landing, fitted carpet.

#### LOUNGE/DINING ROOM 13'2 X 11'8

Opaque panelled door off, gas living flame coal effect fire on tile hearth with display niches either side, two radiators, fitted carpet, ornate coving and artexed ceiling, two arches to the dining room.

#### DINING ROOM 16'6 X 7'8

PVCu double glazed window and double glazed sliding patio doors overlooking rear gardens, radiator, fitted carpet, ornate coving and artexed ceiling.

#### KITCHEN/BREAKFAST ROOM 11'2 X 8'4

Opaque panelled glazed door off, modern fitted kitchen installed approximately 12 months ago and comprising single bowl stainless drainer sink inset into work surface, drawers and cupboards below, adjoining matching work surface with cupboards below, integrated electric oven, touch control electric hob with extractor over, a range of matching wall cabinets, PVCu double glazed window overlooking front and side elevations, radiator, laminated tile effect flooring, coved and artexed ceiling, this continues into an inner lobby area with fitted work surface with appliance space for upright fridge freezer, laminated tiled effect flooring.

#### CLOAKROOM

White suite comprising closed coupled W.C, pedestal hand wash basin, extensive wall tiling, chrome heated towel rail, extractor, laminated tile effect flooring, artexed ceiling.

#### FIRST FLOOR LANDING

Built in cupboard access to insulated roof space with ladder for easy access, the majority being boarded and insulated with boiler supplying central heating system and domestic hot water.

#### BEDROOM ONE 11'4 X 10'1

PVCu double glazed window overlooking front elevation, with distant views of open countryside, radiator, fitted carpet, coved and artexed ceiling.

#### BEDROOM TWO 11'9 X 9'1

PVCu double glazed window overlooking rear gardens, walk in wardrobes with opening doors, radiator, fitted carpet, coved and artexed ceiling.

#### BEDROOM THREE 8'6 X 7'1

PVCu double glazed window overlooking rear gardens, radiator, fitted carpet, coved and artexed ceiling.

#### BATHROOM

3 Piece Suite comprising panelled bath with chrome grip rails with power shower over, closed coupled w.c, vanity sink unit with cupboard below, PVPu double glazed window, radiator, extensive wall tiling, vinyl floor tiles, coved and artexed ceiling

#### OUTSIDE

To the front of the property is a double driveway providing ample off road parking with the possibility of creating further parking if required, colourful gardens with a variety of mature shrubs, plants climbing roses and dwarf conifers, water tap, the original garage now workshop/storage area

#### WORKSHOP/STOARGE AREA 11'4 X 7'9

With light and power connected. To the side of the property a large patio area, with side pedestrian access to the rear gardens. A level garden designed for ease of maintenance with paved areas boasting a variety of plants and shrubs, fish pond, potted shed and bike shed, sunny Southerly aspect.

#### AGENTS NOTE

There are solar panels to the property which were installed approximately 3 years ago on a 25 year lease, which is fully maintained and makes a considerable reduction on the electricity costs.