



23 OMAHA WAY, FREMINGTON, EX31 3FY

£415,000

A modern 4 bedroom (master en-suite) detached house nestled within a quiet cul-de-sac, offering well proportioned accommodation including dual aspect lounge and kitchen/dining room together with utility & master en-suite whilst being complimented by a south facing garden, garage & off road parking.

Located on the site of the former army barracks, 23 Omaha Way is a well proportioned 4 bedroom modern detached house, nestled towards the end of a quiet cul-de-sac.

This popular development is complimented by pleasant green spaces and a multi purpose games area, great for families with children, together with having pedestrian access to the Tarka Trail. Fremington village amenities are also within walking distance, including local primary school, pharmacy, mini supermarket with post office counter & 2 public houses.

The comfortable accommodation comprises a dual access lounge with French doors to the garden whilst a good sized kitchen/dining room is the hub of the home with useful utility and cloakroom off.

Of the 4 bedrooms, 3 are double rooms with space for wardrobes, the master also benefiting from an en-suite. Additionally, the family bathroom comprises a white suite with shower over the bath & bi-fold side screen.

To the outside, the south facing garden is landscaped for easy maintenance including decked area with a pergola and an established, productive grape vine, plus banana & apple trees together with fishpond,

To the front of the property is a further small area of garden laid to slate chippings together with brick paved drive providing 2 parking spaces in addition to the garage, with double opening doors & useful overhead storage.

Services: All mains services are connected
PV solar panels with feed-in tariff

Energy Performance Certificate: A (96)

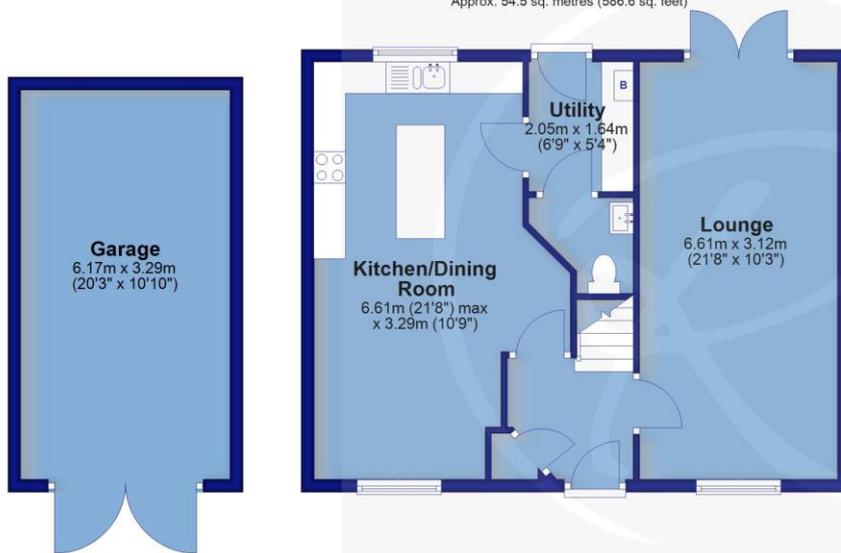
Council Tax: BAND E (£2,892.74 per annum)

Agents Note: The development is subject to an annual service charge of £232 (paid in two 6 monthly instalments) in contribution toward the upkeep of communal green spaces, hedgerows and play areas.



Ground Floor

Approx. 54.5 sq. metres (586.6 sq. feet)



First Floor

Approx. 54.8 sq. metres (589.9 sq. feet)



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. 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 any important matters which are likely to affect your decision to buy, please contact us before viewing the property. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.