45 Ballards Crescent

West Yelland, Barnstaple, Devon, EX31 3EU

Key Details

A spacious four/five-bedroom semi-detached home offering over 1,100 sq ft of accommodation, generous off-road parking and an enclosed rear garden, requiring some modernisation and situated in the sought-after village of West Yelland.

3 4 2 107.2 sq.m

Freehold

Offers In Excess Of

£350,000

- 4/5 Bedrooms
- 2 Bathrooms
- 3 Reception rooms
- No chain
- Potential to improve further



Gallery









A delightful bungalow offering comfortable single-storey living, with bright and spacious accommodation, a lovely garden and plenty of potential to make your own.

Description

A spacious and versatile four/five-bedroom semi-detached family home offering in excess of 1,100 sq ft of accommodation, occupying a generous plot with ample off-road parking and an enclosed rear garden. Situated within the popular village of West Yelland, the property presents an excellent opportunity to acquire a substantial family home in a highly regarded residential location.

The property provides well-balanced living accommodation arranged over two floors and is ideally suited to growing families, offering flexible and adaptable living space throughout. The ground floor comprises an entrance hall, spacious lounge, separate dining room and kitchen, together with a useful study/bedroom five and a ground floor shower room. The versatile layout lends itself to a variety of living arrangements, including home working or multi-generational occupation.

To the first floor are four bedrooms, including a generous principal bedroom, all served by a further shower room. The accommodation provides ample space for modern family life and a layout that can readily adapt to changing requirements.



Outside

Externally, the property benefits from a generous frontage providing ample off-road parking for a number of vehicles, a feature that will undoubtedly appeal to families and those requiring space for visiting guests, a motorhome or boat. To the rear, there is a well-proportioned and enclosed garden enjoying a good degree of privacy. Predominantly laid to lawn, the garden is complemented by established shrub borders and a covered patio seating area, creating an ideal space for outdoor dining and entertaining. A useful timber shed provides additional storage.

Offering generous accommodation, excellent parking and outdoor space, this is a fantastic opportunity to acquire a family home in a well-regarded residential location. Having been well maintained and carefully looked after by its owners over the years, the property is presented in good order throughout, whilst offering exciting potential for cosmetic modernisation and personalisation.



Services & Additional Information

Mobile Coverage

Available via EE, O2, THREE and VODAFONE. For an indication of specific speeds and supply or coverage in the area we recommend contacting your own provider.

Broadband

Broadband is available—highest available download speed 76 Mbps, highest available upload speed 15 Mbps. (Openreach).

Services & Outgoings

We understand that mains electric, gas, water and drainage are connected to the property. Gas fired central heating.

Local Authority & Council Tax

North Devon Council—Band C.

Flooding

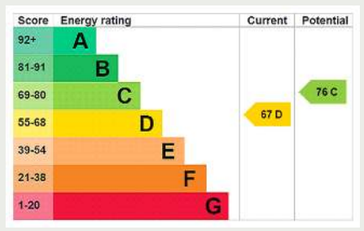
The property is in an area at a VERY LOW RISK from River/Sea and Surface Water flooding (defined as the chance of flooding each year as less than 0.1%).

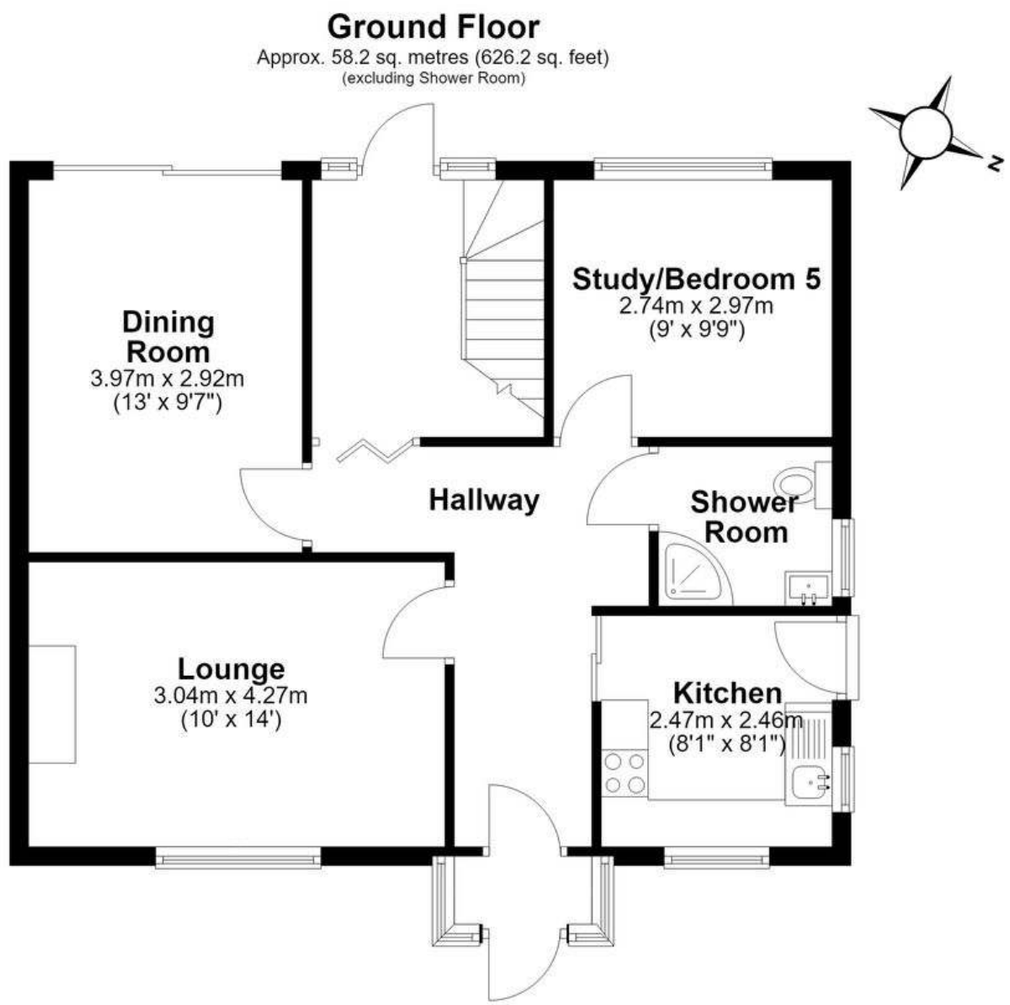
Construction type

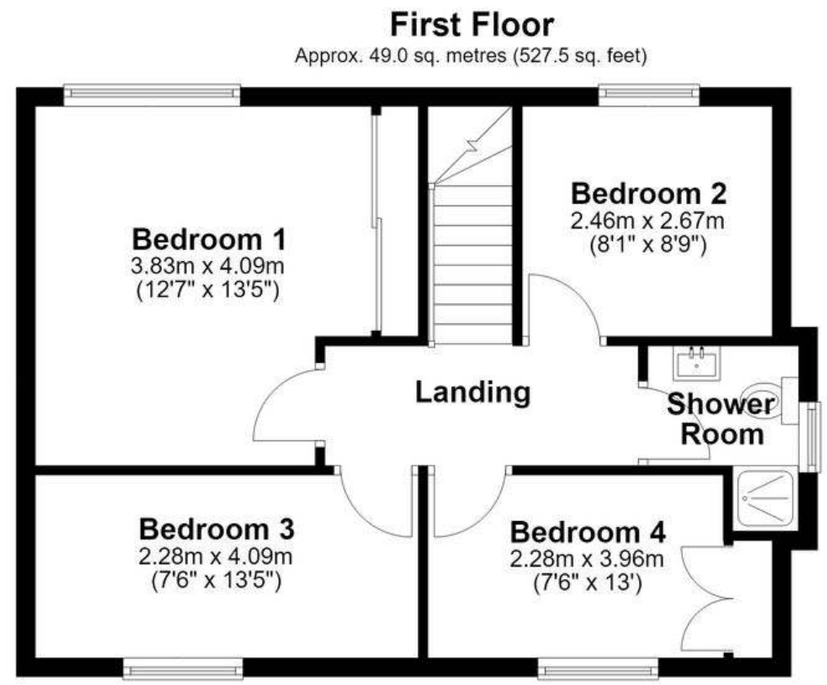
Brick/Block

Plans

EPC Rating = D







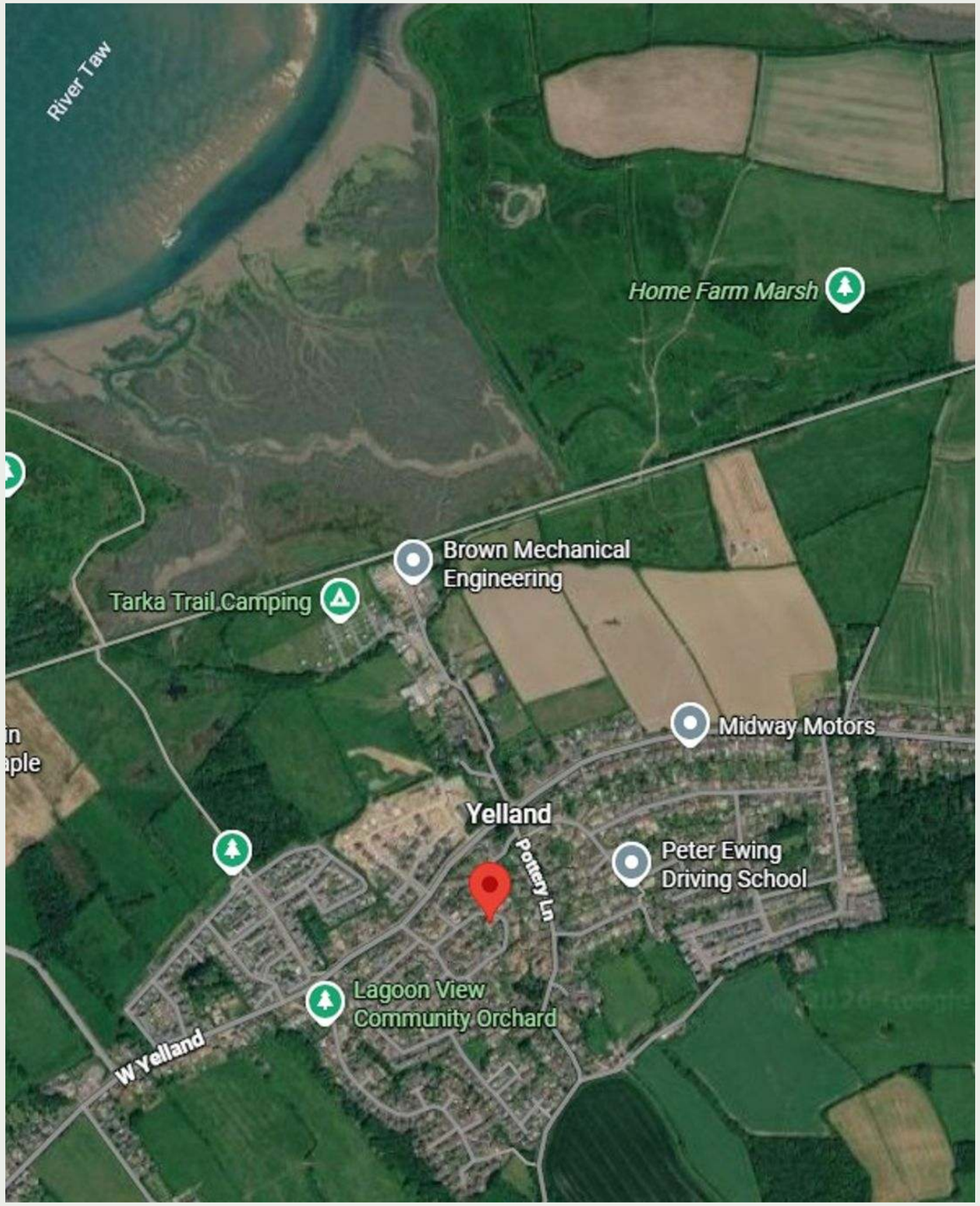
Total area: approx. 107.2 sq. metres (1153.7 sq. feet)

45 Ballards Crescent, West Yelland, Barnstaple, Devon

Location

Situation

Being situated in the desirable West Yellend the property has easy access to a regular bus service, giving access to Barnstaple and Bideford's range of shops, leisure facilities and further amenities.
The extremely desirable coastal village of Instow is within walking distance and has a popular sandy beach, friendly pubs and restaurants, North Devon yacht club, local shops, primary school and access to the Taka Trail. Instow provides many country and coastal walks including a scenic path to Fremington which has a slightly wider range of amenities.
The property is not far from the A361 North Devon link road, provides easy access to Tiverton and the M5 motorway (Junction 27) with mainline Intercity rail links available at Tiverton Parkway (London, Paddington approx. 2 hours) and international airports at Exeter and Bristol. Barnstaple, the historic and regional centre of North Devon affords a more extensive range of commercial, educational and recreational facilities benefitting from a variety of banking, schooling, a theatre, cinema, leisure centre and restaurants, combining modern shopping amenities with a bustling market atmosphere. Further popular sandy beaches of Westward Ho!, Saunton, Croyde and Woolacombe are within easy reach. The cathedral city of Exeter with its university, airport, inter-rail and motorway links is just some 45 miles in distance.



Directions

bypassed.nipping.smelter

Important Notices

Disclaimer & Important Information

Greenslade Taylor Hunt, their clients and any joint agents give notice that:

They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

For clarification we wish to inform any prospective purchasers that whilst we endeavour to make our sales particulars as accurate and reliable as possible, they have been prepared as a general guide. If there are any points which are of particular importance to you, please contact the office, especially if you are contemplating travelling some distance to view the property.

Any areas, measurements or distances are approximate and any room sizes provided should not be relied upon for carpets or furnishings. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Any field numbers and areas shown on the attached plan are based on the Ordnance Survey and are for identification purposes only. They do not necessarily correspond either with the National Grid plan numbers or with those produced on the Rural Land Register.

It should not be assumed that the property has all necessary planning, building regulation or other consents and Greenslade Taylor Hunt has not carried out a detailed survey, tested any services, equipment, facilities or appliances. Purchasers must satisfy themselves by inspection or otherwise.

We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making their own enquiries in this regard.

Viewing Health & Safety Policy

In accordance with our Health and Safety policy all parties undertaking viewings do so at their own risk. In the event of the property being a site with associated risks/renovation requirements, and if so directed by a member of GTH viewers must wear their own appropriate Personal Protection Equipment (PPE).

Viewers must be vigilant when viewing working farms/land, particularly around the farmyard and in fields containing stock. All potential purchasers are asked to observe the country code and close all gates.

If interested parties do not adhere to our policy and view the site unaccompanied (or without PPE) we/the seller cannot be held liable for any damage or personal injury or associated claim for compensation.

Contact Us

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Viewings strictly by appointment with the agents, Greenslade Taylor Hunt.

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