

gth





10 West Yelland, Barnstaple, Devon, EX31 3EY

Instow 1.4 miles; Barnstaple 4.7 miles; Exeter 44.7 miles

 1
 2
 1
 91.9 sq m

A spacious and versatile two-bedroom detached bungalow, in need of modernisation throughout, offering excellent accommodation, generous outside space, extensive parking and a substantial attached garage with additional workshop area.

Freehold Guide Price £335,000

DESCRIPTION

Occupying a sizeable plot, this well-proportioned property provides a rare combination of single-level living, useful additional loft spaces and extensive private gardens. The property also benefits from a large driveway, wrap-around access and a separate parcel of land included within the sale.

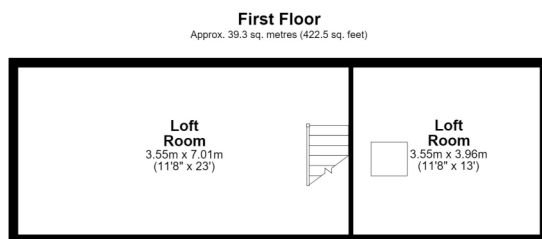
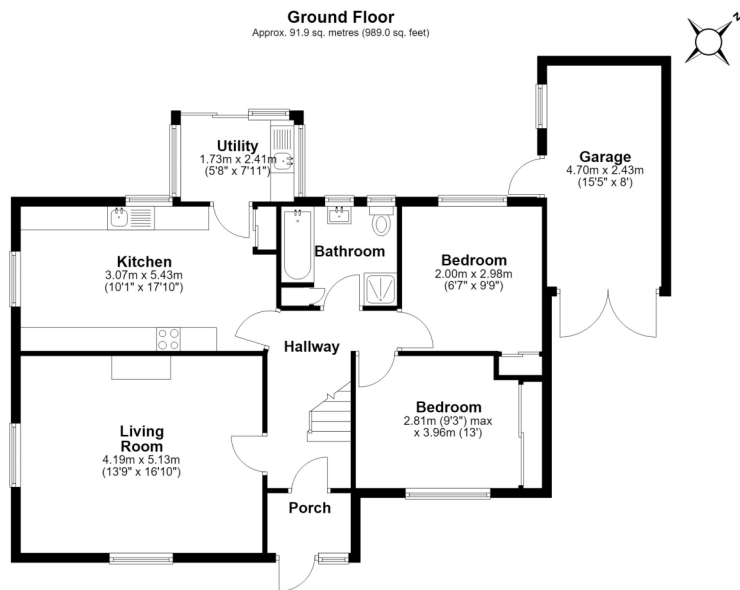
Upon entering the property, the main living room provides a comfortable and welcoming reception space, while the large kitchen/diner offers plenty of room for both everyday family living and entertaining. A separate utility room provides useful additional and practical space, as well as rear access to the garden.

The bungalow offers two generously proportioned bedrooms, both benefiting from fitted storage, providing excellent bedroom accommodation. The main bathroom is well appointed and includes a separate shower, alongside the usual bathroom facilities.

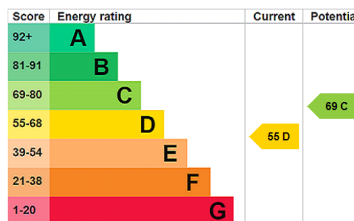
A particularly appealing feature of the property is the provision of two separate loft conversion spaces, one accessed via floating and stairs, and the other by a ladder, each benefiting from Velux skylights. These areas provide valuable additional accommodation and could offer a range of uses, subject to any necessary consents and regulations, such as home offices, hobbies, storage or occasional additional living space.

The property benefits from a large attached garage, providing substantial storage and parking potential. To the rear of the garage is a separate workshop area, ideal for those requiring dedicated space for hobbies,





Total area: approx. 131.1 sq. metres (1411.5 sq. feet)
10 West Yelland , Barnstaple, Devon



DIRECTIONS

What3words:///gave.gymnasium.elbowing

ADDITIONAL INFORMATION

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

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.

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: Assumed traditional

Agents note: Due to the nature of the sale, we are limited in the information available to us.

IMPORTANT NOTICE

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.

projects or additional storage.

The garage has vehicular access from the front, while also benefiting from pedestrian access to the rear, adding further flexibility and convenience.

OUTSIDE

Externally, the property occupies a generous plot with a large front garden and sizeable driveway, offering ample parking for multiple vehicles. The driveway also provides wrap-around access to the bungalow, making access around the property particularly convenient.

To the rear and side is a large, private lawned garden, offering an excellent outdoor space for relaxation, entertaining, gardening or family use.

A further benefit is the strip of land situated to the left-hand side of the property when viewed from the front, which is included within the sale. This land was purchased by a previous owner of the property and forms part of the sale.

The additional land can be accessed directly from the bungalow's grounds via a pedestrian gate, providing useful additional space while retaining a good degree of privacy from the surrounding area.

SERVICES & OUTGOINGS

We would assume that mains electric, gas, water and drainage are connected to the property. Gas fired central heating. Although further investigation is advised.

Council Tax: North Devon Council—Band C.

SITUATION

West Yelland offers 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 striking 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.



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VIEWING

Strictly by appointment with the agents

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