



20 Turnstone Lane, Yelland, Barnstaple, EX31 3TS

Guide Price £325,000

- NO CHAIN!
- Built In Appliances
- Popular Residential Location
- Close To The Tarka Trail
- Open Plan Kitchen/Diner
- Immaculately Presented
- Private Off Road Parking
- Good Public Transport Links
- Low Maintenance Enclosed Garden
- Viewing Highly Recommended

20 Turnstone Lane, Yelland

20 Turnstone Lane presents an ideal turnkey opportunity for those in search of a family home, first time buy or buy to let investment. The three bedroom semi detached home comes to market immaculately presented occupying an enviable position with off-road parking on this popular residential development. Offered with no onward chain this property can be occupied with minimal expense and delay and an early internal inspection is highly recommended to avoid disappointment. Briefly comprising on the ground floor, a comfortable lounge, a socialable kitchen/diner and cloakroom. The first floor benefits from three good sized bedrooms one with ensuite and a family bathroom. The property boasts a good size low maintenance enclosed rear garden with side access onto the private parking.



Council Tax Band: B



Entrance Porch

Welcomes you into the home.

WC

5'4" x 3'5"

With low level WC and wash hand basin.

Living Room

15'1" x 11'9"

A spacious room flooded with natural light and a handy large cupboard which is great for storage.

Kitchen/Diner

15'7" x 10'9"

This social open plan Kitchen/Diner has been well equipped with integrated oven and gas hob with extractor hood over. Integrated fridge/freezer and dishwasher. The room benefits from French doors opening out onto the rear enclosed garden.

First Floor

With a large built in cupboard, great for storage.

Bedroom 1

10'9" x 9'6"

Generous double bedroom which overlooks the back elevation with fitted wardrobes and a private ensuite.

Ensuite

7'3" x 4'5"

Comprising a shower, low level WC and wash hand basin.

Bedroom 2

10'6" x 8'1"

Further generous double bedroom which overlooks the front elevation with built in wardrobes.

Bedroom 3

7'5" x 7'1"

A good size single bedroom overlooking the front elevation.

Bathroom

Fitted with a modern white suite comprising a bath, low level WC, wash hand basin and heated towel rail.

Outside

The property benefits from a low maintenance rear garden laid with patio slabs and lawn which is bordered with a wooden fence for extra privacy. There is also side access leading to the private parking spaces.

Services

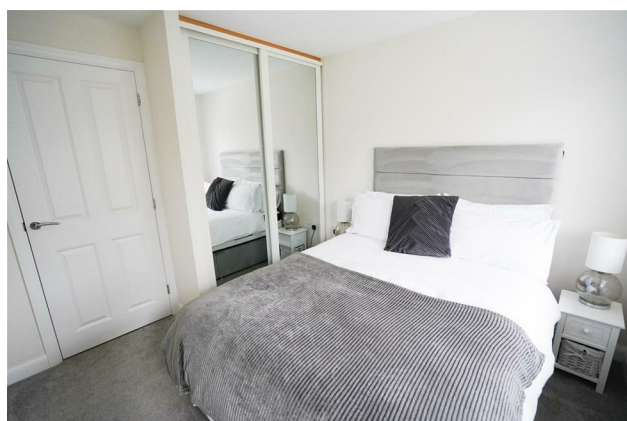
All mains services connected. Gas fuelled central heating.

Agents Note

There is an annual service charge which goes towards the upkeep of communal parts on the development. Approx. £250 annually.

Viewing

Viewings by appointment only through Morris and Bott, Grenville Wharf, 6a The Quay, Bideford, EX39 2HW. Tel: 01237 459998.



Directions

From the Morris and Bott office on the Quay in Bideford, cross the old Bideford bridge to East the Water. At the roundabout, take the first exit towards Barnstaple, follow the road under the new bridge. At the next roundabout take the first exit signed for Instow on the B3233. Proceed past Instow and carry along the road for a short distance where you will see the road on your left hand, turn onto Turnstone Lane, follow the road to the bottom, take the left hand turn and then the first left where 20 Turnstone Lane will be found on your left hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			96
(92 plus) A		84	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 