



## 14 Littlemoor Close, West Yelland, EX31 3HW

Price Guide £320,000

- Chalet Bungalow
- Garage & Off Road Parking
- Sought After Location
- Three DOUBLE bedrooms
- MUST SEE!
- Well Presented
- Quiet Residential Area
- Stylish Kitchen
- Downstairs WC

# 14 Littlemoor Close, West Yelland EX31 3HW

Morris and Bott are delighted to offer this detached chalet bungalow in a sought after residential location in Yelland, having undergone cosmetic improvement throughout. The home offers three double bedrooms, one located on the ground floor and two further bedrooms on the first floor. Benefitting from a spacious lounge/diner and a recently modernised stylishly presented kitchen, we feel this is a must see home to appreciate its desirable location and well planned living.



3



1



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C

Council Tax Band: C



## GROUND FLOOR

### Hallway

Welcomes you into the home, with access to understairs storage.

### Lounge

19'10" x 17'1" (narrowing to 10'11")

This large reception room enjoys a delightful outlook over the front garden, providing ample room for dining and living space.

### Kitchen

8'11" x 12'4"

Fitted with matching hand and eye level units with an integrated cooker and hob with extractor over, space and plumbing for washing machine and free standing fridge/freezer. Also providing access out onto the rear garden.

### Bedroom Three

10'5" x 9'3"

Located on the ground floor, this double bedroom overlooks the rear garden.

### Down Stairs WC

Comprises of a low level WC, wash hand basin with vanity unit below.

## FIRST FLOOR

### Bedroom One

12'0" x 10'11"

A further generous double bedroom with velux window and window overlooking the front which floods the room with light, also providing handy storage into the eaves.

### Bedroom Two

12'0" x 8'9"

A double bedroom, also benefitting from eaves storage and overlooking the delightful garden.

### Bathroom

6'2" x 6'1"

A fully tiled bathroom, comprising of a low level WC, wash hand basin, bath with shower over and heated towel rail.

### Outside

To the front of the home is an attractive low maintenance garden, with three steps leading up to the front door. There is tandem off road parking to the side of the home in front of the garage for 1 or 2 vehicles. The private enclosed rear garden has also been designed with minimal maintenance in mind, being laid to lawn and chippings, and is perfect for entertaining.

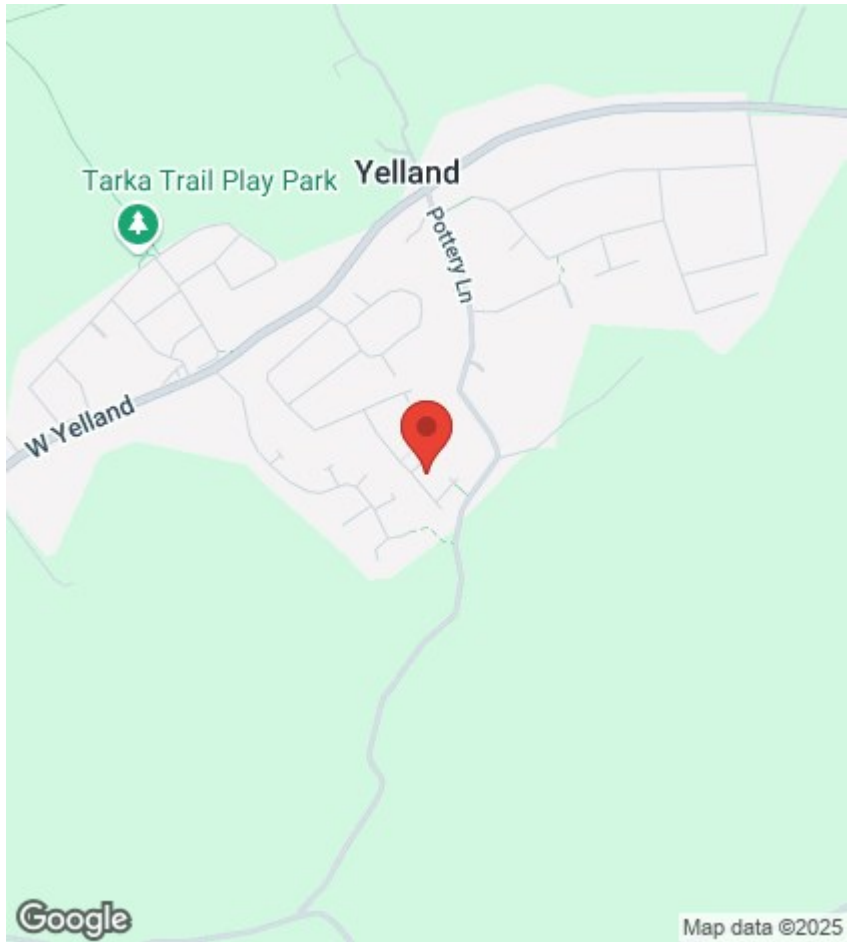
### Garage

With an up and over door and light and power connected.

### Viewings

Viewings by appointment only through Morris and Bott, Grenville Wharf, 6a The Quay, Bideford, EX39 2HW. Tel: 01237 459 998






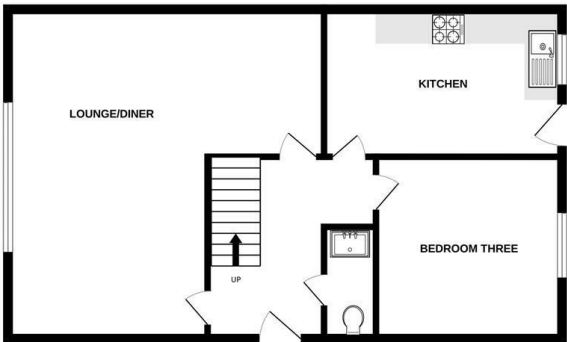
## Directions

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 entrance to Ballard's Crescent, on your right hand side. Follow this road until you reach Littlemoor Close and number 14 is on your right hand side.

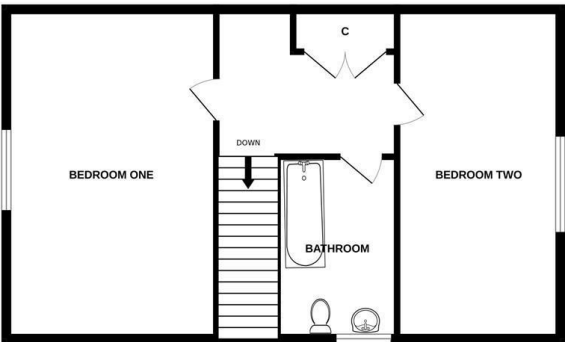
## EPC Rating: C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>	<b>72</b>		
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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