

# Regency

ESTATE AGENTS



**10 BALLARDS CRESCENT, WEST YELLAND, EX31 3EU    £275,000**

A 2 double bedroom detached bungalow betwixt the villages of Fremington & Instow offering well maintained accommodation benefiting from uPVC double glazing & gas fired central heating together with enclosed gardens, garage and driveway parking. Ready for immediate occupation - no onward chain.

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10 Ballards Crescent lies favourably within a quiet residential location in West Yelland, between the equally popular villages of Fremington & Instow, each offering a choice of local shops, restaurants and bars together with access to the beach at Instow, Tarka Trail and scenic Fremington Quay.

Having been well maintained in recent years, the bungalow benefits from a recently installed accessible wet room together with replacement uPVC windows & doors.

The well proportioned accommodation includes a lounge overlooking the front of the property whilst the functional kitchen, comprising a range of modern cupboards & drawers, leads out directly to the rear garden.

Each of the bedrooms are doubles and overlook the front & rear gardens respectively.

For those seeking additional living space, planning permission had previously been granted to convert the garage, to add to the existing accommodation.

Positioned on a corner plot, gardens envelop the bungalow to the rear and front left hand side whilst the driveway, off to the right, provides parking in addition to the garage. This is all quaintly dressed by an established boundary hedge, providing great kerb appeal.

**Services:** All mains services are connected  
**Energy Performance Certificate:** D (59)  
**Council Tax:** BAND C (£2,103.81 per annum)

**NO ONWARD GOING CHAIN**



Approx. 71.9 sq. metres (773.5 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be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.

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