



**64 LAGOON VIEW, YELLAND, EX31 3LE**

**£290,000**

A well-maintained two-bedroom detached bungalow in sought-after Yelland, offering bright living spaces, a spacious lounge, kitchen, enclosed rear garden, driveway parking, and a detached garage - all within easy reach of the North Devon coastline.



Located in the ever-popular area of West Yelland, this charming two-bedroom detached bungalow offers a fantastic opportunity to acquire a well-cared-for home in a peaceful and highly sought-after setting. Perfect for those looking to downsize or enjoy a quieter lifestyle close to the stunning North Devon coastline, the property also provides scope for personalisation.

Step inside to discover a bright, airy lounge that provides a warm welcome and a great space to relax or entertain. The kitchen is thoughtfully laid out, featuring plenty of cupboard space and work surfaces for practical everyday living.

The bungalow offers two well-proportioned bedrooms and a tastefully presented bathroom fitted with a neutral three-piece suite.

Outside, the home continues to impress with a delightful enclosed rear garden – an ideal haven for gardening enthusiasts or simply enjoying the outdoors. The front garden is equally appealing, enhancing the kerb appeal, and there is the added benefit of a driveway and a detached garage, offering secure parking or valuable extra storage.

Services: All mains services are connected  
Energy Performance Certificate: C (69)  
Council Tax: BAND C (per annum)



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be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.

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