



### Directions

Proceed out of town onto the B3232 in the direction of Torrington. Continue on this road passing through the villages of Newton Tracey and Alverdiscott. Take the first turning left after the Survival Paintball sign signposted to Yarnscombe. On entering the village follow the road to the right as it forks just passed the telephone box and stay on this lane all the way through village and eventually you come to Church Park where number 2 will be found on the left hand side.

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## Superb 3 Bedroom Detached Home

2 Church Park, Yarnscombe, Barnstaple, EX31 3HP

Asking Price

**£385,000**

- Sought After Yarnscombe Location
- Ample Off Road Parking
- Lovely, Quiet Position In Village
- Attached Garage
- Attractive Rear Gardens
- Oil Fired Central Heating

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.  
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## Room list:

**Entrance Hall**

**Cloakroom WC**

**Sitting Room**

4.65 x 4.45 (15'3" x 14'7")

**Bedroom 4/Study**

3.07 x 3.07 (10'0" x 10'0")

**Kitchen/Dining Room**

5.39 x 3.96 (17'8" x 12'11")

**First Floor Landing**

**Bedroom 1**

4.65 x 3.20 (15'3" x 10'5")

**Bedroom 2**

3.25 x 2.35 (10'7" x 7'8")

**Bedroom 3**

3.45 x 2.17 (11'3" x 7'1")

**Bathroom**

2.57 x 2.24 (8'5" x 7'4")

**Garage**

6.99 x 3.39 (22'11" x 11'1")

## Overview

Situated in a popular and sought after North Devon Village this modern 3/4 bedroom detached house offers a great deal of space and comfort in a quiet semi-rural location.

Enter through the front door into the spacious hall you will find stairs ascending to the first floor and access to the ground floor accommodation. A convenient WC is located nearby, equipped with a low-level WC, small washbasin, and ample coat storage. To the left lies bedroom 4, alternatively usable as a dining room or study if only three bedrooms are needed. The generous sitting room is situated at the rear of the property boasting large French doors opening onto the rear garden, there is ample space for a three-piece suite and a dual aspect design. The kitchen is the heart of the home in this property with the kitchen/diner offering generous work surfaces, an inset steel sink and drainer, integrated fridge, and abundant natural light through the windows overlooking the rear garden. On the first floor are 3 good size bedrooms with bedroom 1 being dual aspect and having attractive views to the front and rear and built in bedroom furniture. The family bathroom has a full suite fitted with a shower over the bath.

Church Park is situated in the pretty Devonshire village of Yarnscombe, known for its friendly community and village hall, offering a range of social and sporting opportunities for all ages, as well as a Church and mobile library. There are a number of nearby walks to enjoy over the surrounding countryside and it is situated within easy driving distance of the coast at Instow.

## Services

Mains water & electric. Oil Fired C/H

## Council Tax band

D

## EPC Rating

D

## Tenure

Freehold

## Viewings

Strictly by appointment with the Phillips, Smith & Dunn Barnstaple branch on 01271 327878



## Outside

As you approach Church Park, you'll notice it is a quaint cul-de-sac featuring properties of similar size. Upon reaching number 2, the sizable driveway will catch the eye as it offers ample off road parking bordered by a privacy-enhancing bank, leading to the attached garage. The rear garden backs onto fields and is laid out over 2 levels with the raised part of the garden being extremely attractive, mainly laid to lawn and bordered by an arrangement of mature shrubs, trees and flowers, an attractive an interesting circular decked area is perfect for al-fresco dining. There is a personnel door into the garage, where you will also find utility space with space and plumbing for appliances as well as light and power connected.

