



5 Bed Chalet Bungalow -

143 Yelland Road, Yelland, Barnstaple, Devon, EX31 3EE

Guide Price

£480,000

- No Ongoing Chain
- Garage & Workshop
- South Facing Landscaped Gardens
- Panoramic Estuary Views
- Close Reach To Instow Beach
- Perfect For The Growing Family
- Ample Parking & Turning
- Bus Route Close By
- EV Charging Point Fitted

Looking to sell? Let us
value your property
for free!

Call 01271 327878
or email barnstaple@phillipsland.com

Directions

Head out of town in a westerly direction through Sticklepath and towards Bickington and Fremington. Proceed through these villages onto the Yelland Road passing the main garage on the left where number 143 Yelland Road is situated on your left.

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.
Copyright 2016 Phillips Smith & Dunn. All rights reserved. Phillips Smith & Dunn is a name of P. S. & D. Limited.
Our company registration number is 04753854 and we are registered in England and Wales.



Room list:

Entrance Veranda

Hallway

Lounge

3.99m x 4.88m (into bay) (13'01 x 16'0 (into bay))

Kitchen Diner

7.87m x 3.30m (25'10 x 10'10)

Snug

3.05m x 2.51m (10'00 x 8'03)

Bedroom 1

3.33m x 4.09m (into bay) (10'11 x 13'05 (into bay))

Bedroom 2

3.33m x 3.05m (10'11 x 10'00)

Shower Room

First Floor Landing

Bedroom 3

3.58m x 3.00m (11'09 x 9'10)

Bedroom 4

3.45m x 2.46m (11'04 x 8'01)

Bedroom 5

3.43m x 2.46m (11'03 x 8'01)

Bathroom

3.58m x 1.14m (11'09 x 3'09)

Garage

4.90m x 2.39m (16'01 x 7'10)

Outside Store

2.44m x 0.81m (8'00 x 2'08)

Workshop

2.54m x 2.21m (8'04 x 7'03)

Overview

On the first floor, there are a further 3 bedrooms (making a total of 5). Bedroom 3 has a fabulous sweeping panoramic view over the estuary towards Saunton and out to sea. The remaining bedrooms are all double rooms, ideal for eliminating the age-old argument of which child gets the larger room.

Overall, this property is spacious. It would be perfectly suited for a growing family or those of you that are looking to downsize but still need plenty of elbow room. We expect a high level of interest in this property, contact our Barnstaple branch for further information.

This property is all about location and only a short distance to Barnstaple Town Centre, the regional and administrative centre of North Devon. Situated in the valley of the River Taw, it is surrounded by beautiful rolling Devonshire countryside and some of the area's best beaches and rugged coastal paths. As the commercial centre of the region, the town centre offers a variety of banking, schooling and recreational facilities including a theatre, cinema, leisure centre and restaurants. The vibrant town combines modern shopping amenities with a bustling market atmosphere. The popular golden sandy beaches of Woolacombe, Croyde and Instow within 5 miles distance, perfect for outings with family and friends. The A361 North Devon Link Road provides convenient access to the M5 motorway, together with Barnstaple's train network giving easy access to Exeter central station and beyond.

All main services connected.

Council tax band - D

EPC - TBA

Services

All Mains Connected

Council Tax band

D

EPC Rating

E

Tenure

Freehold

Viewings

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



Outside

The outside of this property is where it really excels further, with a large front driveway for 4 cars and plenty of turning space along with garage with attached workshop and large storage space. There is also a pathway to the front door with veranda and pretty double frontage.

The garden at the rear is large and level with a high degree of privacy. There are two patios that are sun-soaked and perfect for outside alfresco dining. This is the ideal space for the children or grandchildren to enjoy running around on the lawn. The garden has plenty of areas to sit and enjoy summer entertaining with your families or friends.

This property is a MUST VIEW - viewings are highly advised as soon as possible for this property to avoid any possible disappointment.

The local authority is North Devon District Council, under the office address Lynton House, Barnstaple, EX31 1DG.

