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Well Presented Link Detached 3 Bed Home

24 Lagoon View, West Yelland, Barnstaple, EX31 3LD

Offers In Excess Of

£315,000

- NO CHAIN!
- GARAGE AND DRIVEWAY PARKING
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- UPVC DOUBLE GLAZING
- EXTREMELY WELL PRESENTED PROPERTY
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- BEAUTIFUL REAR GARDEN
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Overview

Situated in the desirable area of Yelland, this beautifully presented three-bedroom link-detached home offers spacious and versatile living. Upon entering, you are welcomed into a generous hallway, providing ample space for coats and shoes.

The heart of the home is the open-plan lounge diner, benefiting from a dual aspect that floods the space with natural light. A charming bay window adds character, while an electric feature fireplace in the lounge creates a cosy focal point.

Adjacent to the dining area, the modern kitchen is well-equipped with a range of base and eye-level units, a sink with a drainer, a four-ring gas hob, an electric oven, and an integrated fridge freezer—ideal for those who love to cook.

To the side of the property, the glorious conservatory offers stunning views over the beautifully maintained garden. With an insulated roof, radiator, and sliding doors leading outside, this space is perfect for year-round enjoyment. A convenient downstairs WC completes the ground floor.

Upstairs, a spacious landing leads to three well-proportioned bedrooms. The two largest are generous doubles, providing ample room for additional furniture, with the main bedroom benefiting from large fitted wardrobes. The family bathroom features a three-piece suite, including a sink, WC, and a bath with an overhead shower.

Externally, the property boasts a large double-length driveway, providing ample off-road parking, as well as a single garage with an up-and-over door and rear access. The garden is thoughtfully designed with two patio areas, ensuring a place to enjoy the sun throughout the day. Mature plants and shrubs create a sense of privacy, while a side gate offers additional accessibility.

This fantastic home is well-suited for families, couples, or those seeking a comfortable and stylish living space in a sought-after location.

Services

All Mains Services Connected

Council Tax band

D

EPC Rating

TBC

Tenure

Freehold

Viewings

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



Outside

Located in Yelland, this property is just over half a mile from the sought-after coastal village of Instow, renowned for its sandy beach, scenic dunes, yacht club, charming restaurants, and traditional inns. The area also provides access to the Tarka Trail, a picturesque, traffic-free cycle and footpath that winds around the Taw and Torridge estuaries and beyond.

Approximately five miles to the west lies the historic port town of Bideford, situated along the River Torridge, offering a wider array of amenities.

To the east, the village of Fremington is just two miles away, boasting a fantastic selection of local services, while a further three miles brings you to Barnstaple. As North Devon's main administrative and commercial hub, Barnstaple provides an extensive range of business, retail, and leisure facilities.

Outdoor enthusiasts can explore the North Devon Tarka Trail and Exmoor National Park's trails. While excellent transport links via the A361 and Barnstaple train station ensure easy access to the M5 motorway and Exeter.



Room list:

Entrance Hall

Living Room

4.45m x 3.53m (14'7" x 11'6")

Kitchen

3.15m x 2.70m (10'4" x 8'10")

Dining Room

3.33m x 2.87m (10'11" x 9'4")

Conservatory

3.00m x 2.31m (9'10" x 7'6")

Downstairs WC

Bedroom 1

3.38m x 3.07m (11'1" x 10'0")

Bedroom 2

3.89m x 3.28m (12'9" x 10'9")

Bedroom 3

2.57m x 2.34m (8'5" x 7'8")

Family Bathroom

Garage

6.00m x 2.50m (19'8" x 8'2")