



19 TURNSTONE LANE, YELLAND, BARNSTAPLE, EX31 3TS

Prepare to fall in love!

Chequers Estate Agents are delighted to offer for sale this spacious and modern three bedroom semi-detached property presented to the market in a show home condition. The property has off road parking for two cars as well as a beautifully landscaped and fully enclosed rear garden. A must view and perfect turn key opportunity.



CHEQUERS

INDEPENDENT ESTATE AGENTS

Smart Move

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£339,950



- Modern three bedroom semi-detached house
- Show home condition throughout
- Spacious kitchen / diner with patio doors to the garden
- Cosy living room
- Three bedrooms - one with en-suite shower room
- Fully enclosed garden with useful shed
- Off road parking for two cars
- Highly sought after location
- Close to excellent local amenities
- Remainder Of The NHBC Warranty



Welcome to 19 Turnstone Lane, West Yelland - the perfect property for those searching for a modern, spacious family home in the heart of Yelland. The property has been beautifully updated by the current owners, with many featured extras to create the perfect turn key opportunity.

The accommodation briefly comprises: a welcoming entrance porch leading to a convenient downstairs toilet. From the porch you are welcomed into a cosy living room with a large window to the front elevation allowing natural light to stream through. The open plan kitchen / diner is a wonderful hub of this home combining functionality with comfort. The kitchen is fitted with gloss units and boast plenty of preparation area and space for all modern appliances. In the kitchen there is space for a table to enjoy quality meals with your family, friends and loved ones and has patio doors which allow access to the beautiful landscaped garden which backs onto trees, a perfect spot to watch the birds and admire your surroundings. To the first floor are three bedrooms. The main bedroom has fitted wardrobe space and enjoys overlooking the room garden with the added benefits of a modern en-suite shower room. There are two further bedrooms and a modern family bathroom.

19 Turnstone Lane's wow factor is the landscaped garden, a perfect space for relaxation and entertaining family and friends. The garden has been a much loved part of the property by our current vendors and is laid mainly to lawn with an area of patio perfect for alfresco dining. There is a handy outdoor shed perfect for storage. The garden truly is a perfect space for children to play and pets to potter. A side access gate leads to the driveway where there is off road parking for two cars.

Overall, 19 Turnstone Lane, is the perfect family home or couples retreat. This property comes with the remainder of the NHBC warranty.

SITUATION

Located in the highly sought-after West Yelland area, a short walk will lead you to the Tarka trail where you can enjoy an evening stroll as well as the play park. This property is just a stone's throw away from Instow beach, including local farm shops, restaurants, and schools. West Yelland is within easy access to transport links aswell as the market towns of Bideford and Barnstaple. Situated in the valley of the River Taw, Barnstaple is surrounded by beautiful countryside and has a variety of great shops, supermarkets, restaurants, schools and pubs. As well as those all important recreation facilities including a leisure centre, cinema, a pannier market, and a theatre. The A361 North Devon Link Road provides convenient access to the M5 Motorway. Further sandy beaches and coastal walks at Saunton, Croyde, Codden Hill and Woolacombe are within easy reach, as is Exmoor. Barnstaple Train Station is also within a short walk or drive.





FRONT PORCH

4'5 x 3'9

A welcoming and inviting entrance porch with space for coats, radiator, fitted carpet.

CLOAKROOM

4'9 x 3'0

A modern cloakroom with W.C, pedestal wash hand basin, extractor fan, radiator, Amtico flooring.

LIVING ROOM

14'9 x 11'4

A light and bright living room with UPVC double glazed window to front elevation, understairs storage with fuse box, heating control panel, two radiators, fitted carpet.

LOBBY

Stairs to first floor landing, radiator, laminate flooring.

KITCHEN / DINING ROOM

15'1 x 10'4

A modern kitchen with plenty of cupboard space, inset stainless steel sink set into work surface with cupboard below. Integrated single oven with four ring gas hob and extractor. Cupboard with plumbing for dishwasher, space for upright fridge freezer and washing machine, cupboard housing ideal combination boiler, deep pan drawers, wall cupboards, marble worktops providing plenty of preparation space. Space for dining table, radiator, laminate flooring, UPVC double glazed window to rear elevation and patio doors giving access to the garden.

FIRST FLOOR LANDING

A welcoming landing with access to loft which is partly boarded. Useful cupboard with shelving, fitted carpet.

BEDROOM ONE

10'3 x 9'0

A light and airy double bedroom with two UVC double glazed windows to rear elevation overlooking the garden, fitted triple wardrobe with mirror doors, heating control box, TV point. radiator, fitted carpet.

EN-SUITE

6'5 x 4'1

A modern 3 piece white suite comprising double shower cubicle in a tiled surround with electric shower, W.C, pedestal wash hand basin. Heated towel rail, shaver socket, extractor, Amtico flooring. UPVC double glazed opaque window to side elevation.

BEDROOM TWO

9'3 x 12'4 narrowing to 7'7

A spacious double bedroom with UPVC double glazed window to front elevation, radiator, fitted carpet.





BEDROOM THREE

6'8 x 6'07 plus recess

UPVC double glazed window to front elevation. A single bedroom however currently used as a dressing room, radiator, fitted carpet.

BATHROOM

6'7 x 5'5

A modern 3 piece comprising panelled bath with hand held shower over in a tiled surround, W.C, pedestal wash hand basin, heated towel rail, extractor fan, extensive tiling, Amtico flooring.

GARDEN

To the front is a shrub border with patio pathway leading to the front door. To the side of the property is a driveway with off road parking for 2 cars. A side access gate leads to the fully enclosed rear garden which offers a degree of privacy and backs onto trees. The garden gives a sense of space and is laid mainly to lawn with an area of patio perfect for alfresco dining. The garden is the perfect space to unwind and relax and enjoy the summer entertaining family and friends. There is a double power point and outside tap. There is a useful outside shed 10'0 X 8'0 approx.

AGENTS NOTE

Please note there is a maintenance charge for the upkeep of the estate as well as communal areas, the play park, wooded area and trees. The Maintenance charge is £278.00 annually. This charge may increase/decrease yearly.

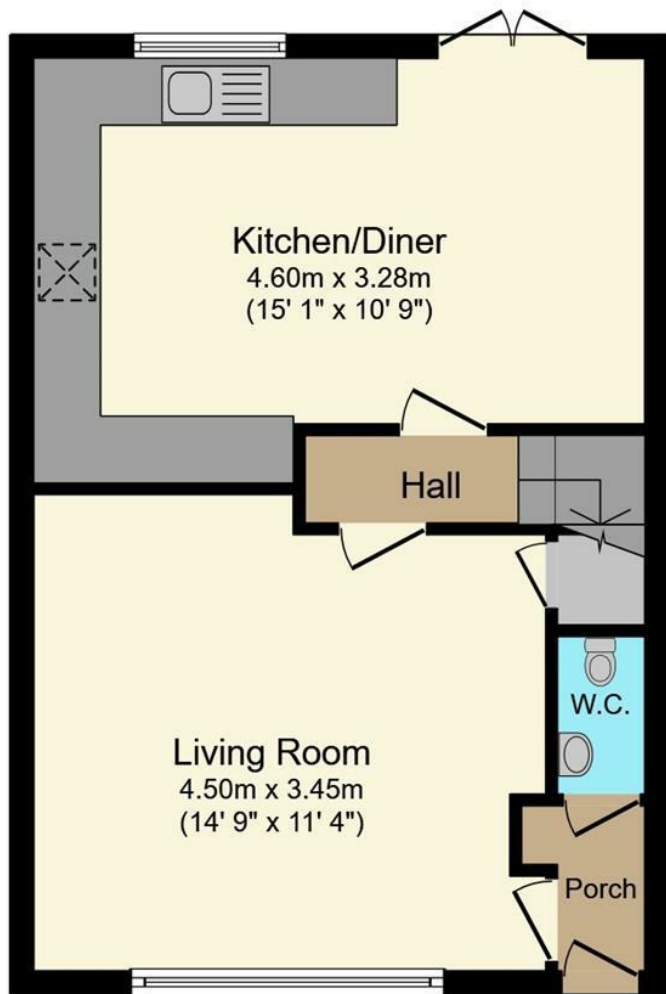
The property is not able to be purchased as an investment for a short term rental or holiday let.

NOTE

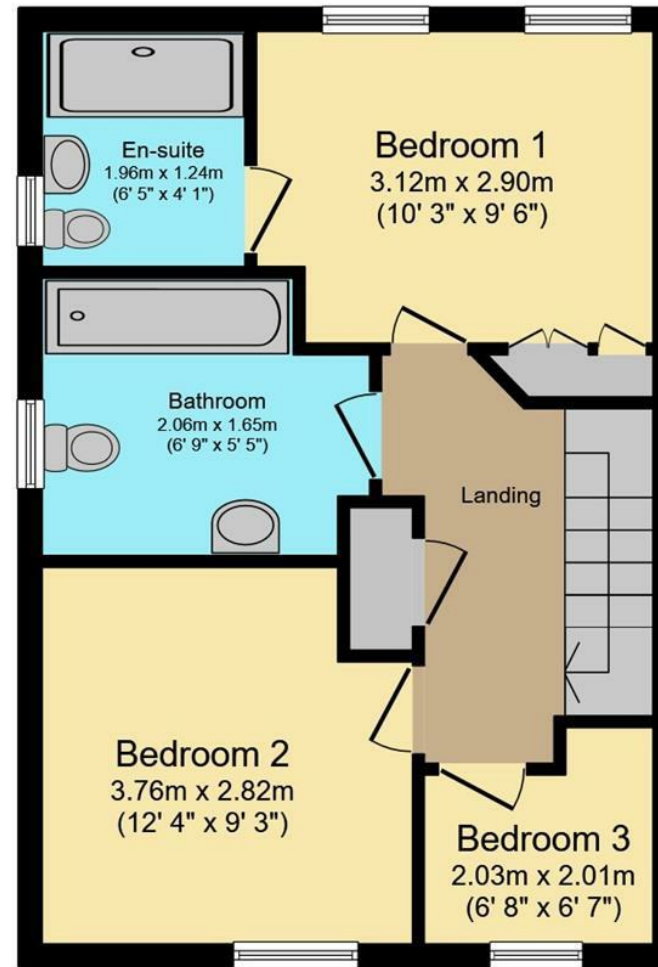
For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.







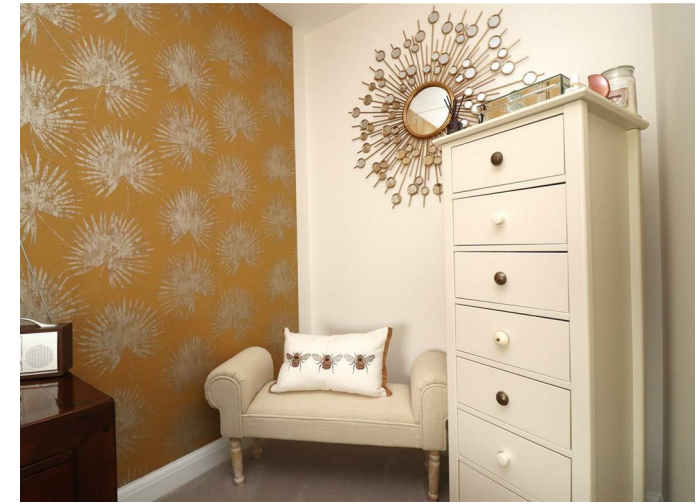
Ground Floor



First Floor

Total floor area 89.6 sq.m. (964 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

COUNCIL TAX BAND C



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