



## **RUSTLINGS, YOUINGS DRIVE, PILTON, BARNSTAPLE, EX31 1QL**

Looking for your forever family home? The search is over!

Chequers Estate Agents are delighted to present to the market this spacious three bedroom detached home in the highly sought after and desired location of Pilton. The property has ample off road parking, a single garage as well as a fully enclosed landscaped garden. Available to the market with no onward sales chain.



# **CHEQUERS**

INDEPENDENT ESTATE AGENTS

**Smart Move**

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# **£375,000**



- **A PERFECT FAMILY HOME**
- **DETACHED THREE BEDROOM PROPERTY**
- **KITCHEN WITH TWO SPACIOUS RECEPTION ROOMS**
- **A MUST VIEW**
- **CLOSE TO AMENITIES AND FACILITIES**
- **HIGHLY SOUGHT AFTER LOCATION**
- **PERFECT OPPORTUNITY TO ADD YOUR OWN STAMP**
- **FULLY ENCLOSED WELL ESTABLISHED GARDEN**
- **GARAGE WITH DOUBLE DRIVEWAY ALLOWING AMPLE OF PARKING**
- **NO ONWARD SALES CHAIN**



Nestled in the greatly desired location of Pilton, renowned for its breathtaking countryside walks through Manning's Pit, this property boasts a generous plot, offering great parking and sprawling gardens for families to revel in. This beautifully detached property is available to the market with no onward sales chain and offers glorious privacy and convenience with its prime location close to Barnstaple and the surrounding countryside and coastline North Devon has to offer.

Approaching the property, you will notice its set back position, away from the road and enjoying a spacious front garden enveloped by mature shrubs and plants. A double driveway comfortably accommodating ample off road parking and access to the single garage.

Upon entering 1B Youings Drive, you are greeted by a welcoming hallway, seamlessly connecting the ground floor living areas and the downstairs cloakroom. The kitchen is the perfect hub of the home with plenty of cupboard space and overlooks the gardens and leads into the convenient utility room. The living room, overlooking the front garden, offers fantastic space for family gatherings, leading effortlessly into the dining room with patio doors to the garden. The living room has a feature fireplace making a perfect focal point to this lovely sized room. Venturing to the first floor, three bedrooms await. The main bedroom suite is light and bright and has an en-suite shower room. There are two further bedrooms and a family bathroom. Outside, the rear garden is a true delight, perfect for family activities or pet-friendly adventures. Mature borders ensure privacy while ample patio space provides the ideal setting for summer BBQs with family and friends. There are a variety of flower borders planted with established shrubs and plants.

In summary, this home presents a rare opportunity to embrace a lifestyle in Pilton, Barnstaple, with the opportunity of making this stunning three bedroom property your forever home. Don't miss your chance to make this large property your own. Contact Chequers Estate Agents, the sole selling agent on 01271 379 314 to arrange a viewing, to appreciate what this property has to offer.





## SITUATION

Youngs Drive enjoys a truly unique position. This family home is situated in the much sought after residential area of Pilton, on the outskirts of Barnstaple and within walking distance of local amenities, including its own infant and junior school, and one of Barnstaples larger secondary schools. North Devon Hospital is also within West Pilton parish. Pilton has a Church Hall, two public houses, two hotels, and a historic Church that dates back to at least the 11th Century. The glorious sandy beaches at Saunton Sands, Croyde, Putsborough and Woolacombe all being within easy reach and renowned for their excellent surfing - some of the best in the UK. For golfers there is the nearby golf course with two championship link courses at Saunton. 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. There is a branch railway link from Barnstaple to Exeter St Davids and Exeter Central.

## ENTRANCE HALLWAY

A welcoming entrance hallway with stairs rising to first floor, useful understairs storage, radiator, laminate flooring.

## CLAOKROOM

5'06 x 2'09

UPVC double glazed window to front elevation, W.C, wash hand basin, radiator, vinyl flooring.

## KITCHEN

9'08 x 8'06

An attractively fitted kitchen with ample cupboard space, further matching wall cabinets and drawers. Inset one and a half bowl sink set into work surface with cupboard below. Space for oven, plenty of preparation space, radiator, vinyl flooring, useful cupboard. UPVC double glazed window to rear elevation overlooking the garden. Wall mounted boiler supplying the central heating.

## UTILITY ROOM

10'01 x 8'04

Sliding door to garden, space for upright fridge freezer, space and plumbing for washing machine and tumble dryer, radiator, vinyl flooring.

## LOUNGE

14'06 x 10'09

UPVC double glazed window to front elevation. A spacious lounge with electric feature fireplace, radiator, fitted carpet.

## DINING ROOM

10'04 x 9'0

UPVC double glazed patio doors giving access to the garden, radiator, fitted carpet.

## FIRST FLOOR LANDING

UPVC double glazed window to side elevation. Access to the loft with pull down ladder, cupboard with linen shelving, fitted carpet.





### **BEDROOM ONE**

12'10 x 11'0

UPVC double glazed window to rear elevation overlooking the garden. Built in wardrobes, radiator, fitted carpet.

### **EN-SUITE**

7'10 x 5'10

A modern en-suite with walk in single shower in a tiled surround, W.C, pedestal basin, radiator, vinyl flooring.

### **BEDROOM TWO**

10'11 x 9'01

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

### **BEDROOM THREE**

9'10 x 6'10

UPVC double glazed window to rear elevation overlooking the garden and field beyond, radiator, fitted carpet.



### **BATHROOM**

5'10 x 6'09

A three piece suite comprising panelled bath in a tiled surround, W.C, pedestal wash hand basin, UPVC double glazed window to front elevation, radiator, vinyl flooring.

### **OUTSIDE**

To the front of the property is a double driveway, providing off road parking for at least two cars. There is a small front garden laid to lawn with shrub border.

A side access gate leads to the rear garden which is fully enclosed and offers a degree of privacy. The garden is laid mainly to lawn with an area of patio perfect for alfresco dining. The garden is the perfect space to entertain family and friends and has a variety of well stocked flowers and shrubs.

### **GARAGE**

17'02 x 8'06

Electric door. Power and lighting connected.

### **AGENTE NOTE**

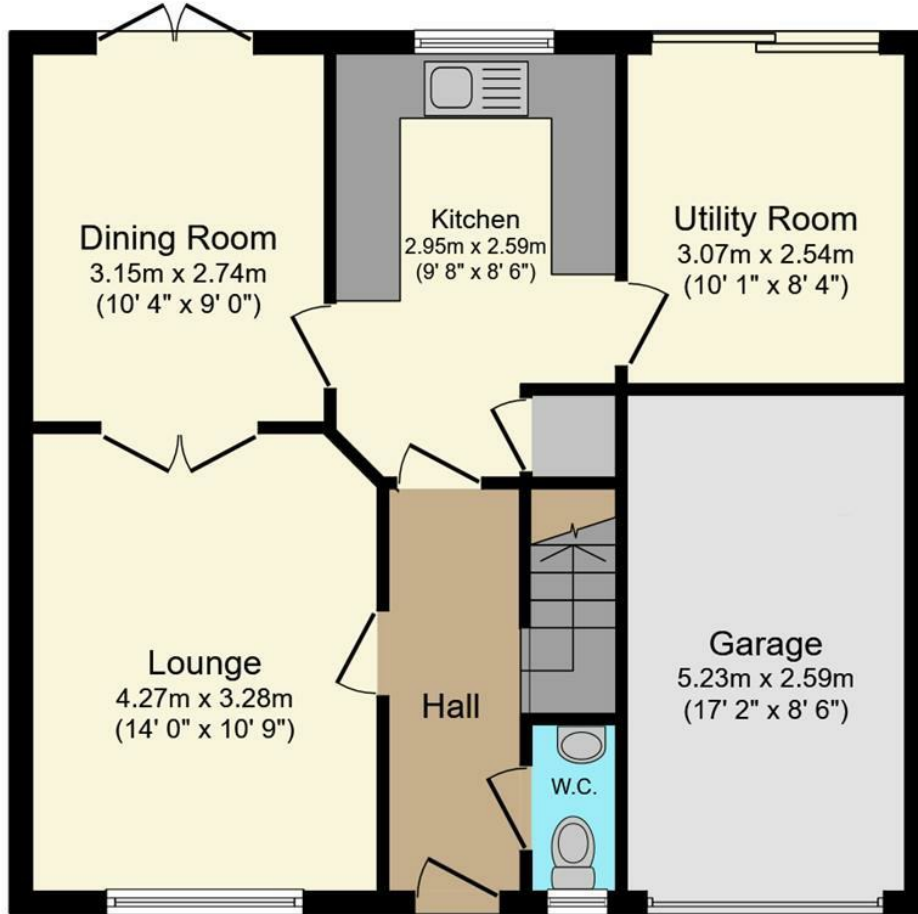
Probate needs to be granted.

### **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.

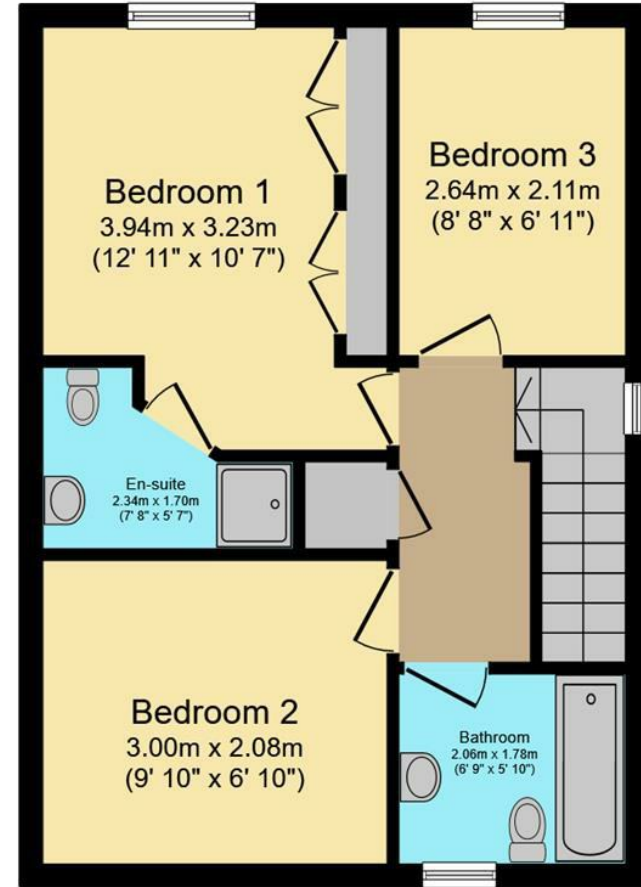






### Ground Floor

Floor area 63.3 sq.m. (682 sq.ft.)



### First Floor

Floor area 42.4 sq.m. (456 sq.ft.)

**TOTAL: 105.7 sq.m. (1,138 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



### Energy Efficiency Rating

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

**COUNCIL TAX BAND D**



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