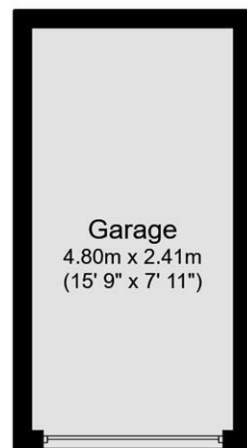


Floor Plan
 Floor area 60.2 sq.m. (647 sq.ft.)



Garage
 Floor area 11.6 sq.m. (125 sq.ft.)

TOTAL: 71.7 sq.m. (772 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



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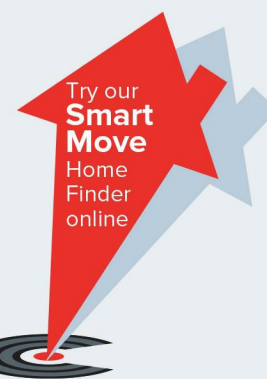
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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	84
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
66	
England & Wales	EU Directive 2002/91/EC

COUNCIL BAND B



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**31 LITTLE MOOR CLOSE, WEST YELLAND
 BARNSTAPLE, DEVON, EX31 3HW**

Searching for a bungalow but not yet found the one?

Chequers Estate Agents are proud to present this two bedroom semi - detached bungalow to the market in the sought-after and convenient location of West Yelland. The property is located close to all amenities and facilities and is presented to the market with no onward sales chain. A must view!

£274,000

- SEMI - DETACHED TWO BEDROOM BUNGALOW
- MODERN KITCHEN WITH INVITING LIVING ROOM
- TWO BEDROOMS AND A FAMILY BATHROOM
- SINGLE GARAGE AND DRIVEWAY WITH PARKING FOR ONE CAR
- FULLY ENCLOSED SOUTH FACING REAR GARDEN
- CLOSE TO AMENITIES AND FACILITIES
- NEAR TO BEACHES AND A BUS SERVICE
- HIGHLY SOUGHT AFTER CUL-DE-SAC LOCATION
- A MUST VIEW!
- NO ONWARD SALES CHAIN



Chequers Estate Agents are delighted to offer for sale this two bedroom semi-detached bungalow in a highly sought-after and convenient location of West Yelland. The property has been a much loved home and is offered to the market with no onward sales chain. Little Moor Close offers spacious and light accommodation throughout and is worthy of an internal inspection to appreciate what the property has to offer.



The accommodation briefly comprises, a welcoming entrance hallway with level access to all internal rooms. The hallway is light and airy and leads into the living room which is a good size and enjoys an open outlook onto the front garden with glimpses of countryside and the estuary in the distance. The hallway also leads to a modern kitchen which has ample cupboards and space for a small dining table. The bungalow has two bedrooms and a family bathroom. To the front of the property is a driveway providing off road parking for one car and views are enjoyed from the front elevation towards the estuary and countryside in the far distance. The driveway leads to a single garage which has light and power. A side access wooden 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.



Overall this truly is a wonderful bungalow and Chequers Estate Agents, the sole selling agents recommend an internal inspection to appreciate what the property has to offer.

SITUATION

West Yelland is a sought after location and borders the popular coastal area of Instow with its beach and offers many sought after farm shop, pubs, restaurants and facilities. Little Moor Close is near to Fremington which is a desired location by many and has a great primary school, access to the tarka trail, pub, church and a bus service to Barnstaple town. 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 and Woolacombe are within easy reach, as is Exmoor. Barnstaple Train Station is also within a short drive.



ENTRANCE HALLWAY

An inviting entrance hallway with useful cupboard housing the combination boiler with shelving, access to the loft, radiator, fitted carpet.

LOUNGE 14'06 X 11'1 (4.42M X 3.38M)

A spacious and light lounge with UPVC double glazed window to front elevation, with glimpses of countryside and estuary beyond. Radiator, fitted carpet.

KITCHEN 12'06 X 8'0 (3.81M X 2.44M)

A modern fitted kitchen with ample cupboard space, further matching wall cabinets and drawers. Inset stainless steel single bowl sink set into work surface with cupboard below. Space for cooker, under-counter fridge and freezer, space and plumbing for washing machine. The white goods are included in the sale. The kitchen has plenty of preparation space, space for a small table, vinyl flooring, UPVC double glazed window to front elevation.

BEDROOM ONE 11'1 X 12'01 (3.38M X 3.68M)

A spacious double bedroom with UPVC double glazed window to rear elevation overlooking the garden, radiator, fitted carpet.

BEDROOM TWO 12'02 X 8'01 (3.71M X 2.46M)

A light and airy bedroom with UPVC double glazed patio door giving access to the garden, radiator, fitted carpet.

BATHROOM 6'01 X 5'06 (1.85M X 1.68M)

A three piece suite comprising panelled bath with shower over in a tiled surround, W.C, pedestal wash hand basin. Radiator, fitted carpet, UPVC double glazed window to rear elevation.

OUTSIDE

To the front of the property is a small garden laid to lawn with a patio pathway, leading to the front door. To the side of the bungalow is a driveway for one car which leads to a single garage.

To the rear of the property is a fully enclosed south facing garden offering a high degree of privacy. The garden has been beautifully landscaped by the current owner. The garden is tiered with an area of patio perfect for alfresco dining, steps up lead to a raised flower border, and an area of lawn, there is a further patio area. The garden boundary is planted to a variety of shrubs and flowers. Overall a truly beautiful and peaceful garden where you can sit back and relax and listen to the birds.

GARAGE 15'09 X 7'11 (4.80M X 2.41M)

Up and over door, power and lighting connected.

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.