



**15, ALLENSTYLE DRIVE, YELLAND, BARNSTAPLE, EX31 3DY**

Chequers Estate Agents are delighted to present to the market this spacious and light three bedroom detached bungalow, situated on a generous size plot. The bungalow has been a much loved home and is the perfect turn key opportunity.



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INDEPENDENT ESTATE AGENTS

**Smart Move**

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**£585,000**



- **DETACHED BUNGALOW ON A GENEROUS SIZE PLOT**
- **SPACIOUS AND LIGHT RECEPTION ROOMS**
- **FITTED KITCHEN**
- **THREE DOUBLE BEDROOMS - ONE WITH EN-SUITE SHOWER ROOM**
- **OFF ROAD PARKING FOR 8 CARS**
- **DOUBLE GARAGE**
- **FULLY ENCLOSED LANDSCAPED REAR GARDEN**
- **HIGHLY SOUGHT AFTER LOCATION**
- **A TURN KEY OPPORTUNITY**
- **A MUST VIEW!**



Chequers Estate Agents welcomes you to view this stunning detached three bedroom bungalow for sale, set in a tucked away and tranquil location, set within easy reach of Bideford, Barnstaple town centre and further excellent transport links. The property is situated within the exclusive Allenstyle Drive development, a highly desirable location.

The vendor has created a beautiful and loved home. The accommodation briefly comprises: a welcoming and spacious entrance hallway with two useful storage cupboards. The hallway provides level access to all internal rooms. The kitchen is a good size and has ample cupboard space, with space for white goods. The dining Room is the perfect room to entertain family and friends and leads into the large dual aspect living room. 15 Allenstyle Drive has the added benefit of a conservatory, There are three double bedrooms all of which are a good size, with plenty of space for wardrobes. Bedroom One has the added benefit of a modern en-suite shower room. A modern family bathroom completes the accommodation.

The outside does not disappoint and truly is the WOW factor to this wonderful home. The front garden is laid mainly to lawn with a paved driveway providing off road parking for 8 cars. The driveway leads to the double garage which is cavity wall constructed and has power and lighting connected. A side access gate leads to the rear garden which is fully enclosed and has been landscaped by the current owner. The garden is a beautiful space to sit and relax and spend time with family and friends.

Overall this truly is a lovely home and an opportunity not to miss.









## LOCATION - YELLAND

Allenstyle Drive is situated in Yelland, a lovely village location with a wonderful community. Within a short drive or walk is Fremington, which offers a variety of amenities and facilities. With a primary school, local shop, take-aways, pubs, hairdressers and doctors all within easy reach, you have fantastic amenities on your doorstep.

Yelland borders the popular coastal area of Instow with its beach and offers many sought after farm shop, pubs, restaurants and facilities. A regular bus service is available, which allows access to the Port and town of Bideford or 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 bustling market and banking facilities. The A361 North Devon Link Road provides convenient access to the M5 Motorway and further sandy beaches such as Saunton, Woolacombe and Croyde are within easy reach.

## ENTRANCE HALLWAY

A spacious and welcoming entrance hallway with two useful storage cupboards. The hallway is light and inviting with UPVC double glazed window overlooking the front garden, radiator, vinyl flooring.

## KITCHEN

15'1 x 9'9

A fitted kitchen with ample cupboards, further matching wall cabinets and drawers. Inset one and a half bowl sink set into work surface with cupboards below. Integrated Bosch double oven with five ring hob and extractor, integrated dishwasher and washing machine machine. Space for American fridge freezer, breakfast bar, radiator, tiled flooring. UPVC double glazed window and door giving access to the garden. Wall mounted boiler.

## DINING ROOM

12'5 x 13'3

A perfect space for entertaining family and friends, UPVC double glazed patio doors to the conservatory. Radiator, vinyl flooring.

## CONSERVATORY

16'3 x 12'0

A beautiful addition to this home, UPVC double glazed patio doors giving access to both the lounge and dining room, and double doors to the wonderful garden. UPVC double glazed windows overlook the garden, vinyl flooring.

## LIVING ROOM

21'3 x 15'3

A dual aspect light living room with UPVC double glazed windows to side and rear elevation. Double doors lead to the conservatory, gas feature fireplace making a wonderful feature, three radiators, vinyl flooring.

## BEDROOM ONE

11'8" x 10'5"

UPVC double glazed window to rear overlooking the garden, A spacious double bedroom with space for further bedroom furniture, TV point, radiator, fitted carpet.





## EN-SUITE

8'0" x 2'7"

A modern three piece suite comprising single shower cubicle in a tiled surround, W.C, vanity sink unit, UPVC double glazed opaque window to side elevation, heated towel rail, tiled flooring.

## BEDROOM TWO

13'8 x 11'0

A light and bright double bedroom with three UPVC double glazed windows to front elevation, space for further bedroom furniture, TV point, radiator, fitted carpet.

## BEDROOM THREE

15'0 x 8'6

A double bedroom with UPVC double glazed window to front elevation overlooking the garden, TV point, radiator, vinyl flooring.



## SHOWER ROOM

8'2 x 8'1

A dual aspect modern shower room with UPVC double glazed opaque window to front and side elevation. A walk in double shower with shower head over in a tiled surround, W.C, vanity sink unit with cupboards and drawers. The shower room is fully tiled with heated towel rail, access to boarded loft, tiled flooring.

## OUTSIDE

To the front of the property is a well landscaped front garden laid to lawn with paved driveway which provides off road parking for 8 cars. The driveway leads to the double garage towards the end of the drive. A side access gate leads to the landscaped rear garden which is fully enclosed and offers a high degree of privacy. The garden is laid to lawn with an extensive patio area, perfect for alfresco dining. To the side of the bungalow is an area with two useful garden sheds. Overall the garden is a beautiful space to chill and cherish or to entertain family and friends. The garden is the perfect space for children to play and pets to potter.

## GARAGE

23'8 x 19'7

Light and power connected. Cavity wall constructed. Electric double door.

## VIEWING ARRANGMENTS

Viewing strictly via the Agent, please call our office on 01271 379 314.

## 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.





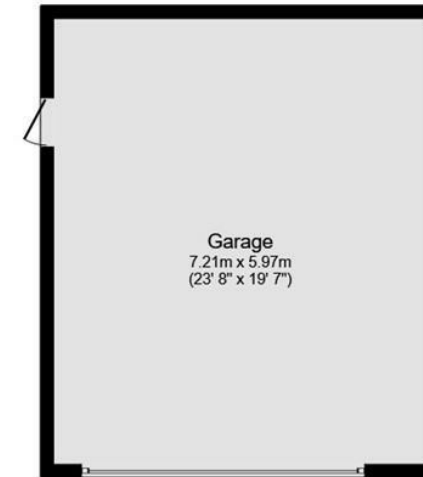






## Floor Plan

Floor area 140.3 m<sup>2</sup> (1,510 sq.ft.)



## Garage

Floor area 44.0 m<sup>2</sup> (473 sq.ft.)

**TOTAL: 184.3 m<sup>2</sup> (1,984 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
Very energy efficient - lower running costs		100
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**COUNCIL TAX BAND C**



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