



22, Dunlin Drive



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Yelland, Barnstaple, Devon EX31 3TX

Instow 1.5 miles Barnstaple 5 miles

A 3 bedroom detached bungalow with a south facing garden, close to the Tarka Trail and Instow beach

- 3 Bedrooms
- Master En-suite and a Jack and Jill bathroom
- Integrated Appliances
- Kitchen/Dining Room
- South Facing Rear Garden
- Professionally Landscaped Garden
- Parking for 2 cars plus Garage (electric door)
- X14 Solar Panels
- Council Tax Band D
- Freehold

Guide Price £450,000

SITUATION AND AMENITIES

Tarka Ridge is a sought after David Wilson Homes development build in 2020, and well situated for the Tarka Trail, footpath and cycle path which follows the River Taw. Fremington Quay and the popular village of Instow are also nearby. A regular bus service connecting with Bideford and Barnstaple are also with a level walk from the property.

The neighbouring village of Fremington is within 2 miles and offers a selection of amenities which include a primary school, church, choice of public houses, Chinese restaurant, fish and chip shop, small supermarket/post office, hair dressers, doctor's surgery, village hall, sports field.

Barnstaple Town Centre is less than 5 miles away and offers an excellent range of amenities including both local and national High Street shops, banks and leisure facilities including Cinema, Theatre and Leisure Centre and the North Devon District Hospital on the Periphery of the Town. From Barnstaple there is access to the A361 North Devon Link Road which connects in about 45 minutes to Junction 27 of the M5 Motorway where Tiverton Parkway also allows access to London Paddington in about 2 hours. The safe, sandy, surfing beaches of Croyde, Saunton and Woolcombe are within about half an hour as is Exmoor National Park.

DESCRIPTION

An impressive detached bungalow with an 'A' rated energy performance, 14 solar panels, and gas-fired central heating. The property is extremely well presented with the layout comprising: an entrance hall, an "L"-shaped kitchen/dining room with integrated appliances and a built-in laundry/utility cupboard, 3 bedrooms (the main bedroom with an en-suite shower room and the second bedroom with a Jack and Jill bathroom), and a separate living room. There is driveway parking for two vehicles, and a single garage with an electric roller door. The rear garden is a south-facing garden and has been professionally landscaped and enjoys a good degree of privacy. The layout of accommodation with approximate dimensions is more clearly identified upon the accompanying floorplans, but comprises:



ACCOMMODATION

ENTRANCE HALL with Amtico flooring, continuing into KITCHEN, loft access via hatch, double doors leading to STORAGE CUPBOARD, LIVING ROOM a dual aspect room with window to side and bay window to front, fitted carpet. L-SHAPED KITCHEN/DINING ROOM with French doors leading out to south-facing REAR GARDEN and additional window onto garden, white high gloss fitted kitchen with matching wall and base units, integrated appliances including: Zanussi electric oven, 4-point gas hob with stainless steel extractor over, dishwasher, 70/30 fridge/freezer, stone worktops and uprights, inset stainless steel sink with mixer tap, laundry cupboard with space for washing machine and tumble dryer. BEDROOM 1 with Amtico flooring, French doors leading directly to REAR GARDEN, built-in Sharps wardrobes, recess with space for dressing table. EN-SUITE with opaque window to rear, continuation of Amtico flooring, white suite comprising: dual flush wc, pedestal hand wash basin with mixer tap, tiled splashback and mirror above, tiled shower with Mira Azora shower unit, extractor fan and shower point, heated towel rail. BEDROOM 2 with fitted carpet, bay window to front, built-in Sharps wardrobes, door to Jack & Jill BATHROOM – also accessed off HALLWAY – with opaque window to side, white 3-piece suite comprising: dual flush wc, pedestal hand wash basin with mixer tap, splashback and mirror above, panelled bath with mixer tap and shower above, Amtico flooring, heated towel rail, extractor fan. BEDROOM 3 with fitted carpet, window to front.

OUTSIDE

At the front of the property there is a level LAWN AREA, 4 deep steps leading up to the front door, stocked borders, DRIVEWAY with parking for 2 vehicles, plus SINGLE GARAGE with electric roller door, power and light, storage in eaves. A gate off the DRIVEWAY leads to the REAR GARDEN, which enjoys a good degree of privacy, with a Southerly aspect. The REAR GARDEN has been professionally landscaped and divided into 3 areas, with 2 level TERRACES, interconnecting path, central level lawn, raised borders, feature walling, outside cold water connection, light.

SERVICES

All mains services are connected, gas fired central heating, 14 solar panels. There is also an annual charge of approximately £235 for the communal areas of the development.

According to Ofcom, Ultrafast broadband is available at the property and there is the likelihood of coverage from several mobile phone networks. For more information please see the Ofcom website: <https://checker.ofcom.org.uk/>

LETTINGS

If you are considering investing in a Buy To Let or letting another property, and require advice on current rents, yields or general lettings information to ensure you comply, then please contact a member of our lettings team on 01271 322837 or rentals.northdevon@stags.co.uk.

DIRECTIONS

What3Words: [///tiger.dollar.helped](https://www.what3words.com/?q=///tiger.dollar.helped)

From Barnstaple, continue out of the town up Sticklepath Hill, and upon reaching the roundabout at The Cedars Inn, proceed straight across, signposted to Bickington, Fremington, and Yelland. Continue on this road for 3.4 miles, where Tarka Ridge can be found on the right-hand side; turn right into Turnstone Lane, and then the first right into Lapwing Grove; at the 'T' junction, turn left and then take the next right-hand turn onto Dunlin Drive and right again, where the property can be found on the right-hand side with a number plate clearly visible.



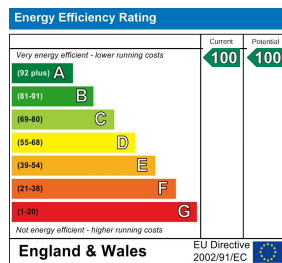
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Approximate Gross Internal Area = 96.9 sq m / 1043 sq ft

Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1157828)



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