



**38 Little Moor Close, West Yelland, EX31 3HW**

**No Onward Chain £265,000**

Spacious 2-bedroom end-terrace bungalow on a generous corner plot in a quiet West Yelland cul-de-sac. Offering potential to improve and extend (STPP), and available with no onward chain.

### Description

Occupying a generous corner plot within a peaceful cul-de-sac in desirable West Yelland, this two-bedroom end-of-terrace bungalow presents an exciting opportunity for buyers looking to enhance and personalise a home to their own specifications.

Set well back from the road behind an attractive lawned frontage, the property enjoys a sense of space and privacy rarely found with similar homes. While internal modernisation is required, the layout offers a solid foundation for a stylish and contemporary refurbishment. What truly sets this property apart, however, is the scope for significant improvement and extension—particularly off the main bedroom and living room—thanks to the expansive garden wrapping around the rear and side of the home (subject to necessary consents).

Outside, the large rear garden offers excellent privacy and is mainly laid to lawn, providing an ideal canvas for landscaping, entertaining areas, or further expansion. The plot size opens the door for creative reimagining, whether you're considering a garden room, an extended kitchen/diner, or simply making the most of the outdoor space.

A single garage is located en-bloc, with off-road parking directly in front, adding convenience to this well-located home.

Offered with no onward chain, this is a rare opportunity to secure a property with genuine potential in one of North Devon's most sought-after residential spots.

Living Room 14'6" x 11'10" (4.43 x 3.63)

Kitchen 11'6" x 8'1" (3.53 x 2.47)

Bedroom 1 11'10" x 11'10" (3.63 x 3.63)

Bedroom 2 11'6" x 8'2" (3.53 x 2.51)

Bathroom

Garage

### Information

Age - 1978

Tenure - Freehold

Heating - Mains Gas Central Heating

Drainage - Mains

Windows - UPVC double glazing throughout

Council Tax - Tax band B

EPC Rating - E 42 - Potential to be B 86

Nearest Bus Station - 0.4 miles

Seller's position - No onward chain

### Rental Income

Taking the above into account, our Lettings & Property Management Department advises that an

achievable gross monthly rental income is likely to fall within the range of £825 - £875pcm, subject to any required works and compliance with legal obligations (accurate as of April 2025). This figure is intended as a general guide only and should not be used for mortgage or financial planning purposes. Rental values are subject to change, and a formal valuation will be necessary to provide an accurate market appraisal.

### 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.

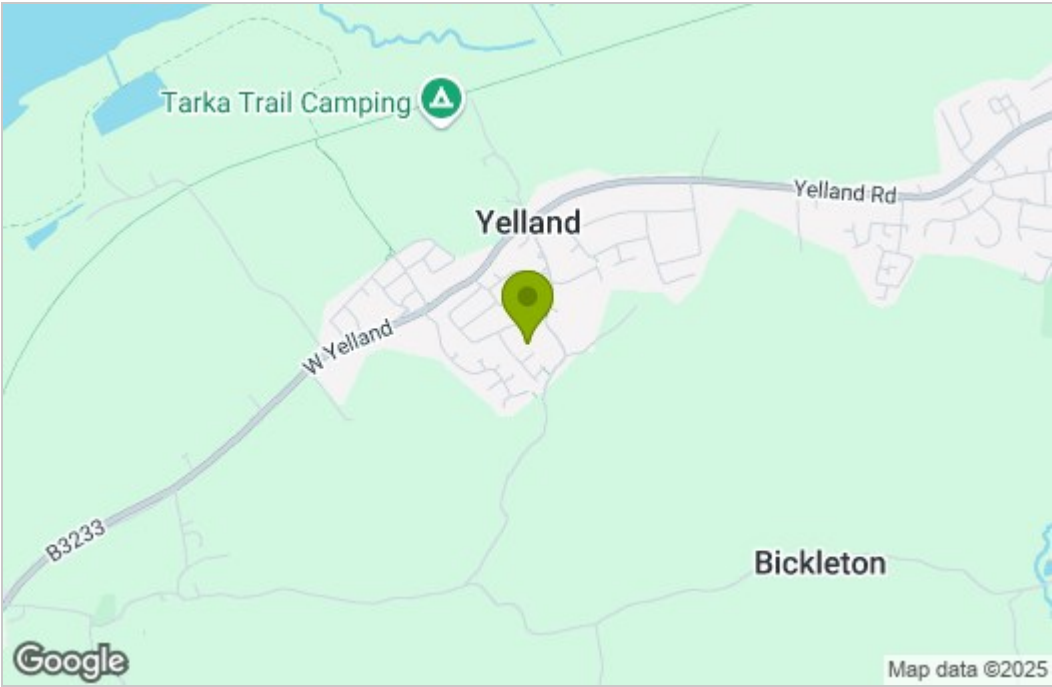
Floor Plan

GROUND FLOOR

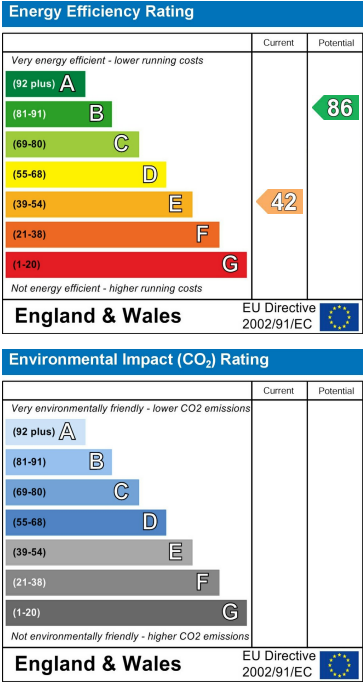


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.