

GROUND FLOOR



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Two Bed Detached Bungalow - Large Plot with Extension Potential STPP

44 Yelland Road, Fremington, Barnstaple, EX31 3DS

Guide Price

£400,000

- NO ONWARD CHAIN
- TWO DOUBLE BEDROOMS
- SIZABLE 0.40 ACRE PLOT
- EXTENSION POTENTIAL (STPP)
- GARAGE & WORKSHOP
- LARGE REAR CONSERVATORY

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Room list:

Entrance Hall

Kitchen Diner
3.93m x 3.75m (12'10" x 12'3")

Living Room
3.31m x 3.75m (10'10" x 12'3")

Bedroom 1
3.31m x 3.93m (10'10" x 12'10")

Bedroom 2
3.31m x 2.73m (10'10" x 8'11")

Bathroom
2.23m x 2.52m (7'3" x 8'3")

Conservatory
3.83m x 6.44m (12'6" x 21'1")

Garage
5.98m x 2.92m (19'7" x 9'6")

Workshop
7.96m x 2.84m (26'1" x 9'3")

Property Description

The accommodation is approached through an entrance hall which provides access to the principal rooms. The living room is a comfortable and well-proportioned reception space, enjoying plenty of natural light from a large front-facing window, while glazed double doors lead through to the impressive conservatory. The kitchen/diner provides a good amount of fitted storage and worktop space, incorporating a sink unit and integrated oven, together with space for further freestanding appliances. There is ample room for a dining table and chairs, making this a practical everyday kitchen and dining space. A particular feature of the home is the large rear conservatory, extending to over 21ft in length. This versatile additional reception space has plenty of room for both sitting and dining areas and enjoys an attractive outlook across the gardens, with direct access outside. There are two double bedrooms, including a particularly generous principal bedroom with extensive fitted wardrobes. The accommodation is completed by the bathroom, which is fitted with a suite including a bath, wash hand basin and WC. The bungalow provides an exciting opportunity for a purchaser to update and personalise the accommodation over time, while the size of the plot may offer scope to substantially extend the existing home, subject to planning permission.

Outside & Surrounding Area

The outside space is undoubtedly one of the property's standout features. The bungalow occupies a sizable plot of approximately 0.40 acres, providing an amount of garden rarely found with properties of this type. To the front is a substantial lawned garden with established boundaries, together with a driveway providing off-road parking and access to the garage. The gardens continue around the property and open into an impressive lawned area to the rear, interspersed with a variety of mature trees and surrounded by established hedging and planting. The mature setting gives the garden a particularly attractive, private feel, while still providing large areas of usable lawn. A timber summerhouse sits within the garden and provides an appealing spot from which to enjoy the surroundings. Immediately adjoining the bungalow is a more sheltered garden area with paving and gravel, providing space for outdoor seating and giving direct access to the conservatory. Another major advantage is the attached garage and substantial workshop, with the workshop extending to approximately 26ft in length. Together they provide excellent storage and workspace and could suit a variety of hobbies or practical uses. The overall size of the plot and positioning of the existing bungalow also provide considerable potential for future development of the property, subject to obtaining any necessary consents. The property is situated on Yelland Road in Fremington, conveniently placed for the amenities available within the village and for access towards Barnstaple, Bideford and the surrounding North Devon area.

Services

All Mains Services Connected

Council Tax band

D

EPC Rating

Tenure

Freehold

Viewings

Strictly by appointment with the Phillips, Smith & Dunn Barnstaple branch on 01271 327878

