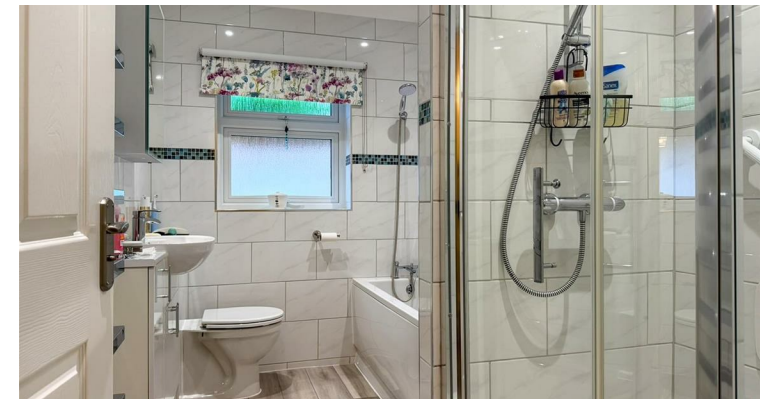




Floor Plan



Superb 3 Bedroom Detached Bungalow
2 Ashley Court Linscott Crescent, West Yelland, Barnstaple, EX31 3SS

Asking Price

£475,000

- A beautifully refurbished and particularly spacious detached bungalow
- Inviting dual aspect sitting room opening into a delightful sun room
- Three generous double bedrooms, master with en-suite
- Stylish modern bathroom and en-suite shower room
- Stunning open plan kitchen and dining space with high gloss units
- Private driveway parking and double garage with electric roller door

Directions

From Barnstaple proceed towards Sticklepath in the direction of Instow. Upon reaching the roundabout, with The Cedars Inn on your right hand side, continue straight over passing through the villages of Bickington and Fremington until you reach Yelland. Take the left hand turning into Ballards Crescent and the first left hand turning into Linscott Crescent. Follow the road as it bears to your right where Ashley Court will be found on your left hand side, number 2 being the middle bungalow of the 3 properties.

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or email barnstaple@phillipsland.com

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Room list:

- Entrance Hall
- Sitting Room
- Sun Room
- Kitchen/Diner
- Utility Room
- Bedroom 1
- En-Suite
- Bedroom 2
- Bedroom 3
- Bathroom
- Garage

Overview

Tucked away in a small and exclusive close of just three similar properties, this beautifully presented detached bungalow has been thoughtfully refurbished from top to bottom by its current owners, offering a turn key home of real quality in one of North Devon's most sought after estuary villages.

As you step through the front door, the dual aspect sitting room is a generous, light-filled space, anchored by a charming feature fireplace and finished in soft, neutral tones. Twin glazed doors open through to a truly delightful sun room, a year-round retreat with windows on three sides, perfect for morning coffee or a quiet read with the doors flung open on a warm afternoon.

The kitchen and dining room is a real showpiece. Thoughtfully designed with sleek high gloss handleless units, quartz-effect worktops and a striking deep blue glass splashback, it offers a superb range of integrated Neff appliances and ample space for a family-sized dining table. A separate utility room keeps laundry neatly out of sight. The three double bedrooms are all beautifully presented. The principal bedroom is a calm and restful space with a stylish en-suite shower room finished in crisp marble-effect tiling and a contemporary vanity unit. While the third offers excellent flexibility as a guest room, home office or hobby space. The main bathroom has been completely re-fitted with a full-size bath, separate walk-in shower, vanity unit and WC, all set against marble-effect tiling with a tasteful mosaic border.

To the rear, the garden has been cleverly designed for easy living. A generous paved sun terrace provides the perfect spot for al-fresco dining, with plenty of room for a large table, loungers and a parasol. Beyond, a neat lawn is framed by mature hedging and well-stocked raised beds brimming with seasonal colour, a true sun trap offering privacy and seclusion.

Additional benefits include a double garage with electric roller door, ample driveway parking, gas central heating and triple glazing.

Outside

Yelland is a charming and friendly village nestled between Fremington and Instow, enjoying far-reaching views across the Taw Estuary towards Saunton Burrows. It's a wonderful spot for those who love the outdoors, with the Tarka Trail running close by for walking and cycling, while the golden sands of Instow, Saunton, Croyde and Woolacombe are all within easy reach.

The village shares excellent amenities with neighbouring Fremington and Instow, including village shops, popular pubs, primary schools and a strong sense of community. The Atlantic Highway (A39) is moments away, providing swift access to Barnstaple, Bideford and onward to the M5 at Tiverton, while a regular bus service connects to Barnstaple, Braunton, Appledore and beyond.

A truly turn key home in a sought after coastal village setting, early viewing is strongly recommended.



Services

All main services connected

Council Tax band

E

EPC Rating

C

Tenure

Freehold

Viewings

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

