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**3 DRAKE AVENUE, YELLAND, BARNSTAPLE. EX31 3GN  
- GUIDE £380,000**

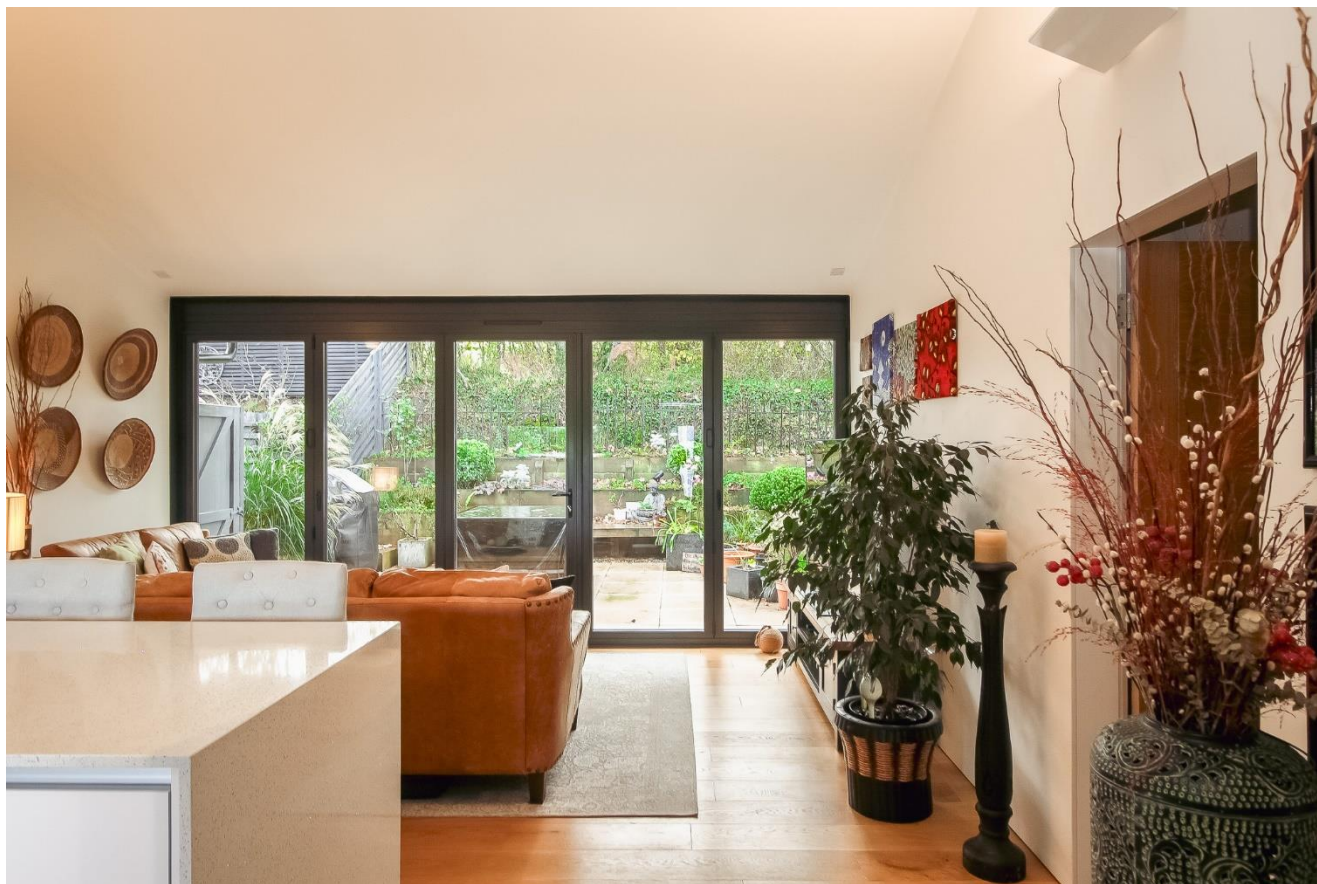
A superb modern and stylish three bed detached property having an attached garage, drive way and fantastic open plan living space with bi-fold doors opening onto the quiet and south facing private rear garden.



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Drake Avenue is a modern residential development accessed via Allenstyle, this forms part of Yelland and the electoral division of Fremington within the North Devon Constituency.

Situated approx. 1 1/2 miles from the river estuary village of Instow popular for its sandy dunes, beach, small selection of shops, hotels and pubs/restaurants.

The larger village of Fremington is approx. 2 miles distant and the property sits equidistant of the North Devon principal towns of Bideford and Barnstaple each approx. 4 1/4 miles.

**SERVICES:** Mains electric and water. Air source heat pump and under floor heating. Mostly aluminium double glazed windows.

**COUNCIL TAX:** Band D.

**TENURE:** Freehold.

**DIRECTIONS:** From Bideford proceed to the Torridge Bridge roundabout turning right to cross the bridge as towards Barnstaple and turning left at the end as signposted to Instow. Continue for approx. 4 miles as towards Barnstaple passing through Instow village and upon reaching Yelland take the right turning into Allenstyle Road. Follow this road eventually taking the next left into Drake Avenue and then the next left with the property being found on your right hand side with number displayed.

The accommodation is at present arranged to provide (measurements are approximate):-

Composite UPVC double glazed door into:

**ENTRANCE HALL:** Fitted well matt and stairs to the first floor.

**KITCHEN/LIVING ROOM:** 7.57m x 4.64m Central Breakfast Island with space for four under counter stools. Fully equipped two year old kitchen with Quartz working surface, fitted up stands and splash backing. Grooved drainer, stainless steel sink unit and four ring Neff induction hob with extractor fan above. Eye level Neff double oven, integrated fridge freezer, dishwasher and washer/dryer. Fitted cupboards and drawers with matching wall units. Double glazed floor to ceiling aluminium anthracite grey five leaf bi fold doors opening onto the garden. Engineered oak flooring.

**INNER HALL:** Under stairs cupboard with controls for underfloor heating.

**BEDROOM ONE:** 3.35m x 2.89m Double glazed floor to ceiling aluminium anthracite grey windows and single door opening onto the rear garden. Fitted carpet. **ENSUITE:** Fully tiled walk in shower cubicle, wash basin with tiled splashback and low-level dual flush WC. Chrome ladder style radiator and tiled flooring. Double glazed floor to ceiling aluminium and grey windows. Extractor fan.

**BEDROOM TWO:** 3.38m x 2.69m Large bespoke fitted wardrobes, fitted carpet and large bay window.

**BATHROOM:** Bath with shower mixer taps fitted and tiled splashback. Wash basin with tiled splash back, low-level dual flush WC, tiled flooring and extractor fan.

**STAIRS AND FIRST FLOOR LANDING:** Fitted carpet.

**LIVING ROOM/BEDROOM THREE:** 4.85m x 4.12m Currently used as a living room, having floor to ceiling double glazed windows and single door onto a balcony overlooking the garden and the neighbouring fields. Storage cupboards into the eaves of the property. Fitted carpet.

**OUTSIDE:** To the front of the property is parking for one car and having access to the **GARAGE** 5.98m x 3.30m with an electric up and over door, power and light. Also storage of the hot water tank. The attractive South facing **REAR GARDEN** has a patio area, small lawn and raised flowerbeds incorporating a bench backing onto trees and neighbouring fields.



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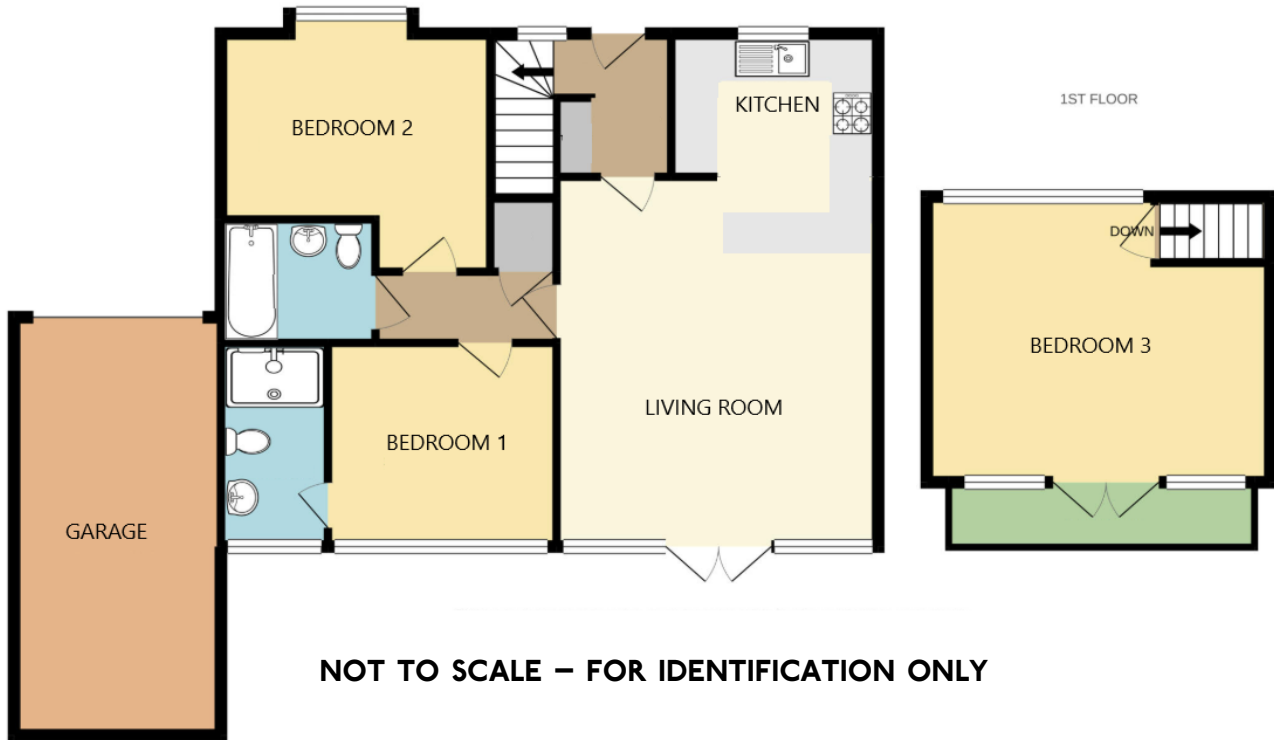
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The accuracy of these particulars is not guaranteed nor do they form part of the Contract.  
Applicants should verify details by personal examination and enquiry.

**ANTI MONEY LAUNDERING REGULATIONS** - It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We ask for your co-operation in this matter to ensure there is no unnecessary delay in agreeing your purchase, subject to contract. We will inform you of the process once your offer has been accepted subject to contract.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		98
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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