

GROUND FLOOR



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Detached Bungalow - Substantial Plot

63 West Yelland, Barnstaple, EX31 3HG

Guide Price

£395,000

- NO ONWARD CHAIN
- REQUIRES MODERNISATION
- AIR SOURCE HEAT PUMP
- 0.45 ACRE PLOT
- GARAGE & DRIVEWAY
- LARGE CONSERVATORY
- THREE DOUBLE BEDROOMS
- CLOSE TO INSTOW BEACH
- ENORMOUS POTENTIAL STPP

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Property Description

Offered to the market with no onward chain, this detached three-bedroom bungalow occupies an exceptional plot of approximately 0.45 acres within the highly sought-after village of West Yelland, just a short distance from Instow Beach, the Tarka Trail and excellent transport links. Requiring a comprehensive programme of modernisation throughout, the property represents an exciting opportunity for buyers looking to create a superb home in a desirable North Devon location. Whether renovating, extending or remodelling, the generous plot provides outstanding scope to add significant value, whilst the size of the site may also lend itself to redevelopment opportunities, subject to obtaining the necessary planning consents. The accommodation comprises an entrance porch leading into a central hallway, a spacious lounge/dining room enjoying excellent proportions and direct access into a large conservatory overlooking the gardens. The kitchen offers a practical layout ready for refurbishment and redesign to suit modern family living. There are three well-proportioned double bedrooms, together with a family bathroom and separate shower room, creating versatile accommodation with excellent potential for reconfiguration if desired. The property further benefits from an air source heat pump providing the central heating together with leased solar panels, offering improved energy efficiency. Although requiring considerable updating, opportunities of this nature are becoming increasingly rare, particularly in such a highly regarded village location.

Services

Mains Water, Drainage & Electric

Council Tax band

D

EPC Rating

B

Tenure

Freehold

Viewings

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



Outside & Surrounding Area

The true highlight of the property is undoubtedly its substantial plot, extending to approximately 0.45 acres. Mature front and rear gardens surround the bungalow, providing a wonderful sense of privacy together with an abundance of outdoor space that is seldom found. To the front, a private driveway provides ample parking and leads to the attached garage, while the generous gardens frame the property beautifully. The extensive rear garden stretches far beyond the bungalow itself, offering expansive lawns, mature trees and established planting, creating a peaceful setting with enormous potential. Whether buyers are looking to landscape, extend the existing property or simply enjoy the space on offer, the possibilities are extensive. Given the overall size and configuration of the plot, prospective purchasers may also wish to explore the potential for an additional dwelling or redevelopment, subject to the necessary planning permissions and consents. Properties offering this combination of location, land and opportunity are exceptionally rare, making this an exciting prospect for developers, investors or those looking to create a bespoke long-term family home.



Room list:

- Porch**
2.35m x 1.37m (7'8" x 4'5")
- Kitchen**
2.45m x 3.72m (8'0" x 12'2")
- Living Room**
6.16m x 4.87m (20'2" x 15'11")
- Dining Area**
2.03m x 4.87m (6'7" x 15'11")
- Bedroom 1**
3.64m x 3.42m (11'11" x 11'2")
- Bedroom 2**
3.36m x 3.43m (11'0" x 11'3")
- Bedroom 3**
4.73m x 3.08m (15'6" x 10'1")
- Bathroom**
1.67m x 2.09m (5'5" x 6'10")
- Shower Room**
0.96m x 2.47m (3'1" x 8'1")
- Conservatory**
2.74m x 4.42m (8'11" x 14'6")
- Garage**
6.16m x 2.75m (20'2" x 9'0")