

GROUND FLOOR



PINE TREES

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## Spacious & Versatile Two Bedroom Bungalow

Guide Price

**£320,000**

Pine Trees Pottery Lane, Yelland, Barnstaple, EX31 3EL

- NO ONWARD CHAIN
- WELL PRESENTED THROUGHOUT
- GAS CENTRAL HEATING
- LARGE TWO BEDROOM BUNGALOW
- PREVIOUSLY ARRANGED AS THREE BEDROOMS
- DOUBLE GLAZING THROUGHOUT
- SINGLE GARAGE & DRIVEWAY
- POPULAR LOCATION
- BEAUTIFULLY LANDSCAPED GARDEN

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## Room list:

### Entrance Hall

### Kitchen Diner

4.88m x 2.71m (16'0" x 8'10")

### Living Room

4.15/6.58m x 2.14/4.60m  
(13'7"/21'7" x 7'0"/15'1")

### Utility Room

1.69m x 2.84m (5'6" x 9'3")

### Bedroom 1

4.66m x 3.78m (15'3" x 12'4")

### Ensuite

1.91m x 1.66m (6'3" x 5'5")

### Bedroom 2

4.06m x 2.76m (13'3" x 9'0")

### Bathroom

2.43m x 1.83m (7'11" x 6'0")

### Garage

### Storage

## Property Description

Offered to the market with no onward chain, Pine Trees is a spacious and well-presented semi detached bungalow occupying a pleasant position within the popular village of Yelland. The property offers generous and versatile accommodation, with the current two-bedroom layout having previously provided three bedrooms, while also benefiting from an en-suite, separate bathroom, useful utility room, garage, driveway parking and attractive gardens.

The accommodation opens into an entrance hall providing access to the principal rooms. At the heart of the home is the kitchen/diner, fitted with a good range of wall and base units complemented by ample worktop space. There is an integrated oven and hob, sink and drainer and space for a dishwasher, together with room for a dining table.

A particular feature of the property is the impressively proportioned living room, which enjoys plenty of natural light from multiple windows and glazed doors opening directly onto the rear garden. A wood-burning stove creates an attractive focal point to the room. This space was previously divided to create a third bedroom and could potentially be reconfigured again by a future owner if required, making the bungalow particularly adaptable.

The separate utility room provides valuable additional practicality and incorporates fitted appliances, a sink and further storage and worktop space.

There are two generous bedrooms, with the principal bedroom being especially spacious and benefiting from fitted wardrobes and its own en-suite shower room. Bedroom two is another well-proportioned room, while the main bathroom is fitted with a white suite comprising a bath with shower and screen over, WC and wash hand basin.

The property benefits from gas central heating and double glazing throughout.

## Services

All Mains Services Connected

## Council Tax band

C

## EPC Rating

## Tenure

Freehold

## Viewings

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

