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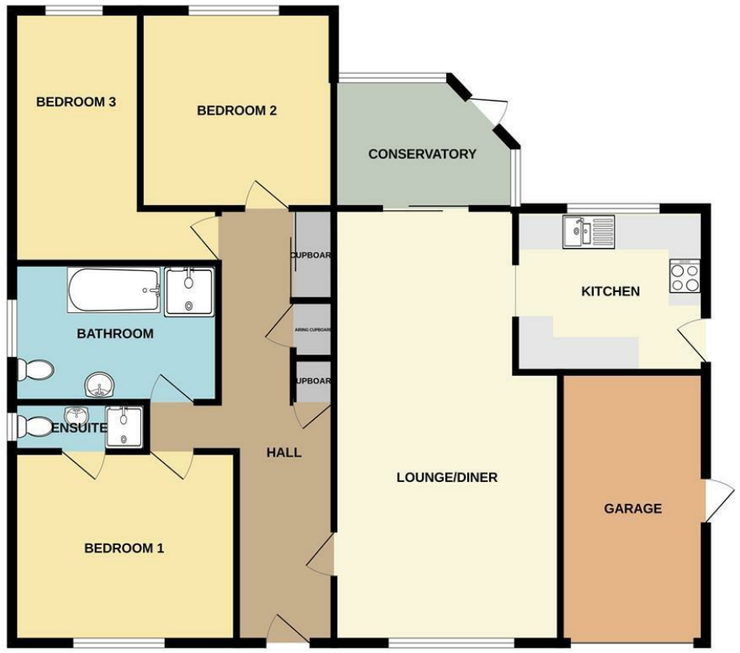
GROUND FLOOR



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Directions

From Barnstaple continue out of town up Sticklepath Hill and upon reaching the roundabout at the Cedars Inn proceed across signposted to Bickington, Fremington and Yelland. Once in Yelland take the left hand turning into Allenstyle Road, follow up and take the first right onto Allenstyle Drive, take the next left onto Allenstyle Way, followed by a right onto Allenstyle Gardens. Take a left turn into Allenstyle Close and left again. Number 4 will be located on the right hand side.

Looking to sell? Let us value your property for free!
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Detached 3 Bed Bungalow Within Generous Plot

Guide Price
£360,000

4 Allenstyle Close, Yelland, Barnstaple, EX31 3EB

- NO CHAIN
- Garage & Driveway Parking
- Popular Residential Location
- Open Plan Lounge Diner
- South Facing Rear Garden
- Three Bedrooms Including Ensuite Master

Property Description

Nestled within this popular and peaceful residential cul-de-sac, 4 Allenstyle Close presents a fantastic opportunity to acquire a spacious and well proportioned three bedroom detached bungalow, ideal for those seeking single level living in a desirable village setting. Occupying a generous, beautifully maintained plot, the property benefits from a south facing rear garden, excellent natural light, and a layout that flows effortlessly from room to room.

Upon entering the bungalow, you are welcomed by a bright entrance hall leading into the superb open-plan lounge/diner, a standout feature of the home. This expansive space enjoys large picture windows overlooking the front garden, while French doors at the rear provide access to the conservatory, enhancing both the sense of light and the connection with the garden.

The conservatory, offers a wonderful year round seating area with views across the lawn, perfect as an additional reception space, breakfast area, or relaxing sunroom.

The well appointed kitchen provides a practical layout with ample storage, work surfaces, and space for appliances. Its position adjacent to the living spaces offers potential for modernisation or reconfiguration, should buyers wish to create a more open-plan arrangement in the future.

The bungalow offers three comfortable bedrooms, including:

Bedroom 1, a generous double with built-in storage and a private en-suite shower room

Bedroom 2, another spacious double

Bedroom 3, an ideal guest room, hobby room, or home office

A well-sized main bathroom serves the additional bedrooms and includes both bathing and storage space.

Services

All Mains Services Connected

Council Tax band

D

EPC Rating

D

Tenure

Freehold

Viewings

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

01271 327878

Outside & Surrounding Area

Externally, the property truly excels. The south facing rear garden is fully enclosed and offers excellent privacy with a large lawn, attractive borders, patio areas and superb potential for landscaping or vegetable cultivation. A haven for gardeners, families, or those simply wanting a quiet outdoor retreat. To the front, the property benefits from a garage and driveway parking, providing convenience and practicality for multiple vehicles.

Yelland is a popular village situated between Barnstaple and Instow, making it ideally placed for access to local shops, pubs, coastal walks and transport links. The Tarka Trail is close by, perfect for cycling, dog walking, and enjoying North Devon's picturesque estuary scenery. Nearby facilities in Fremington and Instow include cafés, convenience stores, restaurants, and a highly regarded primary school, while Barnstaple provides a full range of amenities, supermarkets, leisure facilities, and rail/bus connections.

Room list:

Entrance Hall

Lounge/Diner
7.27m x 3.97m (23'10" x 13'0")

Kitchen
2.86m x 3.35m (9'4" x 10'11")

Conservatory
2.82m x 3.18m (9'3" x 10'5")

Bedroom 1
3.36m x 3.93m (11'0" x 12'10")

Ensuite Shower Room
0.85m x 2.35m (2'9" x 7'8")

Bedroom 2
3.46m x 3.08m (11'4" x 10'1")

Bedroom 3
4.42m x 2.25m (14'6" x 7'4")

Bathroom
2.44m x 3.62m (8'0" x 11'10")

Garage
4.80m x 2.10m (15'8" x 6'10")