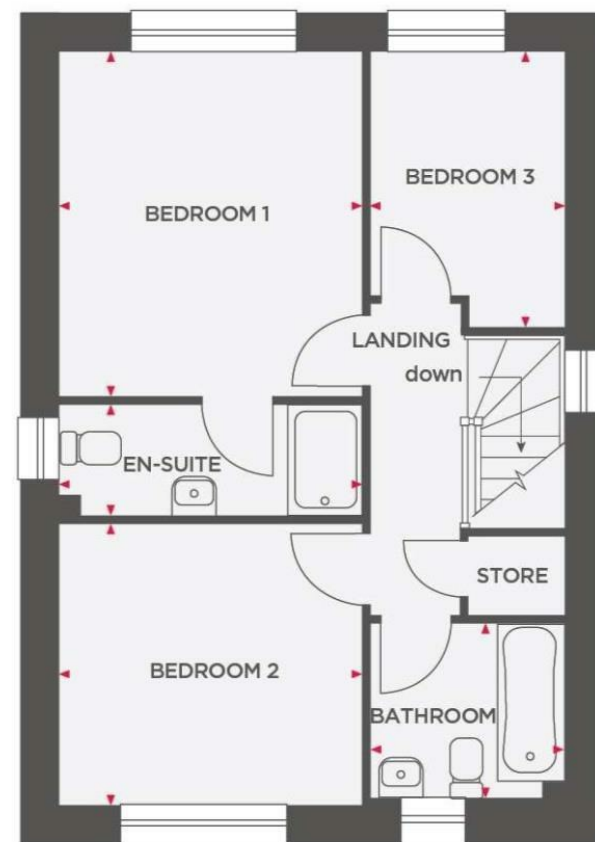
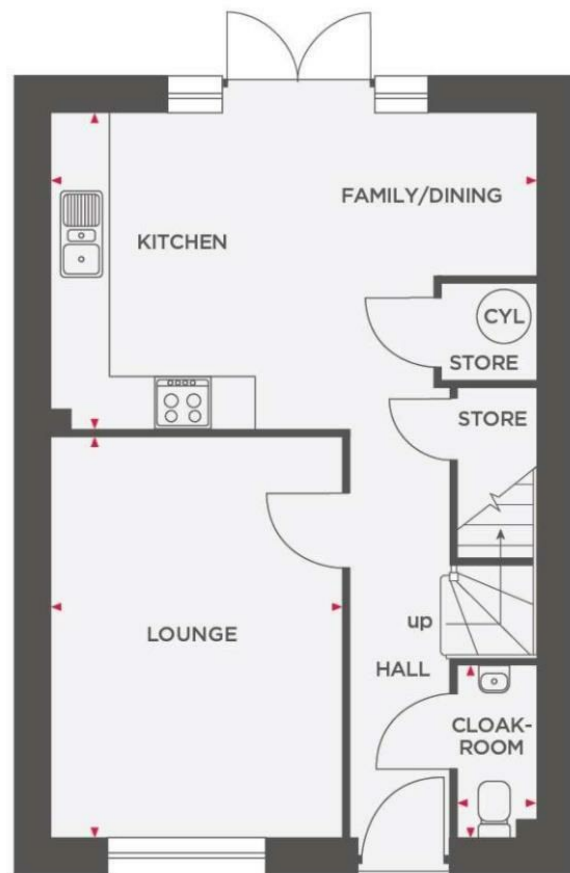




Beautiful 3 Bed Detached Home

10 Isley Way, Yelland, Barnstaple, EX31 3QL

Asking Price

£375,000

- Open plan kitchen/dining/family space
- Brand new development
- Air source heat pump
- Remainder of 10 Year warranty
- En-Suite to bedroom 1
- Ample parking & garage

Directions

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Overview

Set on a quiet, newly built development in the village of Yelland, this detached three bedroom home has been lovingly looked after by its current owner and it sits between Barnstaple and Bideford on the edge of the Taw estuary, with the Tarka Trail on the doorstep and Instow's sandy beach only a short cycle away.

As you step through the front door, the hallway leads you through the house, with a handy cloakroom for guests and understairs storage for the coats, boots and beach bags that come with North Devon living. To the front is the lounge, a calm, comfortable room with a wide window letting in plenty of daylight. At the heart of the home is the open plan kitchen and dining room, which runs across the back of the house. The kitchen has sage green shaker style units with black cup handles, wood effect worktops and soft lighting beneath the wall cupboards. There's an integrated oven with an induction hob and a stainless steel AEG extractor above, along with a spray tap over the sink. The dining area has space for a proper family table, and French doors open straight onto the garden, so in summer you can leave them open and the kitchen and patio become one space. A second store cupboard off this room adds useful extra storage.

Moving upstairs, the landing leads to three bedrooms and the family bathroom, with a further storage cupboard. The main bedroom overlooks the garden and has its own en suite shower room, which takes the pressure off the bathroom on busy mornings. The family bathroom is fitted with a bath with a shower over, basin and WC.

To the rear of the property, the garden is one of the real highlights. It has had extensive landscaping with a lawn edged by curving gravel borders, raised flower beds and a timber pergola with a bench and festoon lights, which is a lovely spot to sit with a glass of wine as the evening draws in. A paved patio runs directly outside the French doors, with a second seating area to the side that's ideal for morning coffee. The garden is fully fenced, making it secure for children and dogs, and mature trees beyond the rear boundary give it a green, leafy backdrop. To the front there's a long driveway leading to a detached single garage, and the house has the benefit of an air source heat pump.

Services

Mains electric, water and drainage

Council Tax band

D

EPC Rating

B

Tenure

Freehold

Viewings

Strictly by appointment with the Phillips, Smith & Dunn Barnstaple - Lettings branch on 01271327919



Room list:

Entrance Hall

Cloakroom WC

Lounge

3.25m x 4.50m (10'8" x 14'9")

Kitchen/Family Room

5.44m x 3.53m (17'10" x 11'7")

Bedroom 1

3.25m x 3.71m (10'8" x 12'2")

En-Suite

3.25m x 1.22m (10'8" x 4')

Bedroom 2

3.25m x 3.02m (10'8" x 9'11")

Bedroom 3

2.08m x 2.97m (6'10" x 9'9")

Bathroom

2.08m x 1.91m (6'10" x 6'3")

Outside

Yelland is a village of friendly neighbours on the south side of the Taw estuary, roughly midway between Barnstaple and Bideford. The Tarka Trail passes through the village, so you can walk or cycle along the old railway line to Fremington Quay and its café in one direction, or down to Instow in the other. Instow offers a sandy beach, pubs and restaurants looking across to Appledore, and the RSPB reserve at Isley Marsh is right on the edge of the village for anyone who enjoys birdwatching. Fremington, just up the road, has shops, a primary school and everyday amenities, while Barnstaple's town centre, secondary schools and railway station are about a 10 minute drive away. The beaches at Saunton, Croyde and Woolacombe can be reached in around 20 to 30 minutes, and the A39 Atlantic Highway gives easy access to the North Devon Link Road and onwards to the M5.

