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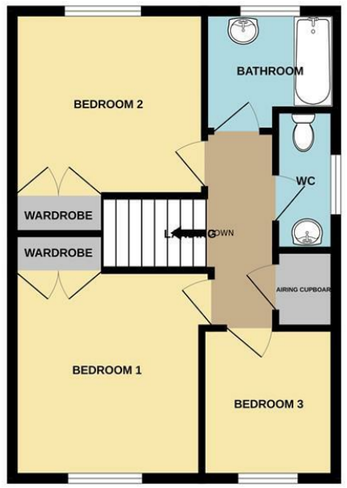
GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

From Barnstaple square leave the town over the old Taw river bridge and at the stone roundabout take the second exit and proceed to the next roundabout at the top of Sticklepath hill. Again take the second exit and on to the the next roundabout at the Cedars Hotel. Here take the second exit again and on towards Instow through Bickington. Pass through Fremington and on for nearly 2 miles to West Yelland. Pass the entrance to Ballard's Crescent and take the next left into Lagoon View. Drive along and number 63 will be found on your right hand side.

Looking to sell? Let us value your property for free!

Call 01271 327878

or email barnstaple@phillipsland.com

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3 Bedroom Link Detached House

63 Lagoon View, West Yelland, Barnstaple, EX31 3LE

Guide Price

£290,000

- Garage and Driveway Parking
- Well Landscaped Garden
- UPVC Double Glazing
- Popular Location
- Large Kitchen/Breakfast Room
- Recently Fitted Gas Combi Boiler
- Freshly Redecorated & Carpets Fitted
- Plenty of Storage
- Tarka Trail Located Near

Overview

Upon entering, you're greeted by a welcoming hallway with ample space for coats and shoes, ideal for busy households. Leading off the hall, the heart of the home is a generously proportioned kitchen/diner. This bright and functional space boasts extensive cupboard and countertop storage, two electric ovens, an electric hob, a double sink with drainer, and an integrated dishwasher, perfect for family cooking and entertaining.

The living room is equally spacious, featuring a cozy gas fireplace and French doors opening onto the garden, creating a seamless flow between indoor and outdoor living. A large understairs cupboard provides excellent storage options, completing the ground floor layout.

Upstairs, the property offers three well-sized bedrooms, two doubles and one single. Both double bedrooms come with built-in wardrobes, offering convenient storage solutions. The upper level also features a family bathroom, a separate WC, an airing cupboard, and additional storage throughout the landing area.

Services

All Mains Services Connected

Council Tax band

C

EPC Rating

TBC

Tenure

Freehold

Viewings

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

Outside

Externally, the home benefits from a large single garage, currently used for storage with plumbing and fittings for a washing machine, tumble dryer, plus an additional sink and drainer, and direct access to the garden.

The property enjoys wraparound gardens extending approximately 270 degrees, including a beautifully maintained front garden rich with vibrant planting that enhances the home's curb appeal. Side access leads to a rear garden thoughtfully arranged with decking, lawn, and patio areas, bordered by mature plants and flowers, ideal for both relaxation and entertaining.

A double-length driveway offers ample off-road parking for multiple vehicles.

Room list:

Entrance Hall
1.11m x 3.11m (3'7" x 10'2")

Kitchen/Breakfast Room
4.11m x 5.45m (13'5" x 17'10")

Living Room
3.50m x 5.45m (11'5" x 17'10")

Bedroom 1
3.54m x 3.68m (11'7" x 12'0")

Bedroom 2
3.10m x 3.25m (10'2" x 10'7")

Bedroom 3
2.52m x 2.26m (8'3" x 7'4")

Bathroom
2.02m x 2.11m (6'7" x 6'11")

WC
2.33m x 0.97m (7'7" x 3'2")

Garage/Workshop
5.50m x 3.64m (18'0" x 11'11")