



8 Drake Avenue, Yelland, Barnstaple, Devon, EX31 3GN





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Guide Price £395,000

Blending contemporary and cutting edge architect-led design with innovative building techniques and materials, Drake Avenue has been a ground breaking development in North Devon and John Smale & Co and delighted to offer what is arguably the premier property of the developments first phase, being sited on one of the largest plots and having a wonderful and open outlook towards the estuary. There is a welcoming entrance hall with space for coats and shoes and door opening to the open plan living/dining area with it's trademark wall of floor to ceiling glass, filling the space with natural light. There is a well equipped kitchen area with pleasant outlook, whilst the inner hallway gives access to the Master Bedroom and en suite shower room and door to the sunny rear garden. There is a second double bedroom to the front and well fitted family bathroom, whilst to the first floor is an attractive bright room with balcony overlooking the garden. The property benefits from underfloor heating throughout.

# 8 Drake Avenue, Yelland, Barnstaple, Devon, EX31 3GN

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Stunning Contemporary Architect Designed House

Feature Floor To Ceiling Windows Across The Entire Rear Elevation

Stylish Open Plan Living/Dining Space

Well Appointed Kitchen With Pleasant Outlook

Views Towards The Estuary

Two Ground Floor Bedrooms

First Floor Bedroom/Study With Balcony

Two Bathrooms

Garage And Driveway

Sunny Rear Garden

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## Entrance Hallway

5' 2" x 6' 10" (1.57m x 2.08m)

## Living Room

15' 3" x 17' 2" (4.65m x 5.23m)

## Kitchen

9' 10" x 6' 11" (3.00m x 2.11m)

## Inner Hallway

8' 3" x 3' 5" (2.51m x 1.04m)

## Bedroom One

10' 10" x 9' 4" (3.30m x 2.84m)

## En-Suite Shower Room

4' 6" x 9' 3" (1.37m x 2.82m)

## Bedroom Two

12' 8" x 8' 9" (3.86m x 2.67m)

## Bathroom

7' 3" x 5' 7" (2.21m x 1.70m)

## Stairs Leading To

## Bedroom Three

15' 11" x 13' 4" (4.85m x 4.06m)

## Balcony

16' 3" x 4' 6" (4.95m x 1.37m)

## Outside

To the front of the detached property is a driveway leading to garage, whilst to the rear is one of the most generous rear gardens on the development, laid mainly to patio with a lawned area and delightful feature flower borders and the rear garden enjoys a broadly southerly aspect making it the ideal place to soak up the sun!

## **SERVICES**

Services: We understand mains electricity, water and drainage to be connected. Daikin air source pump providing renewable energy for central (underfloor) heating and hot water.

Council Tax Band: D.

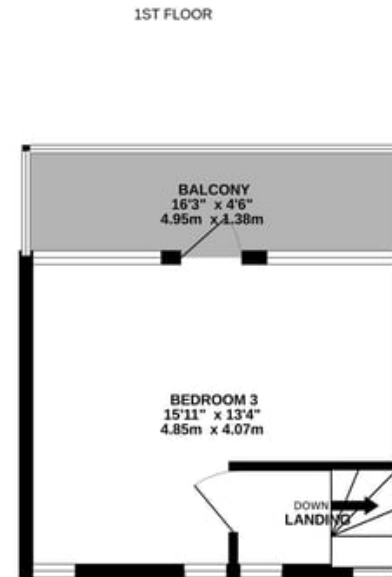
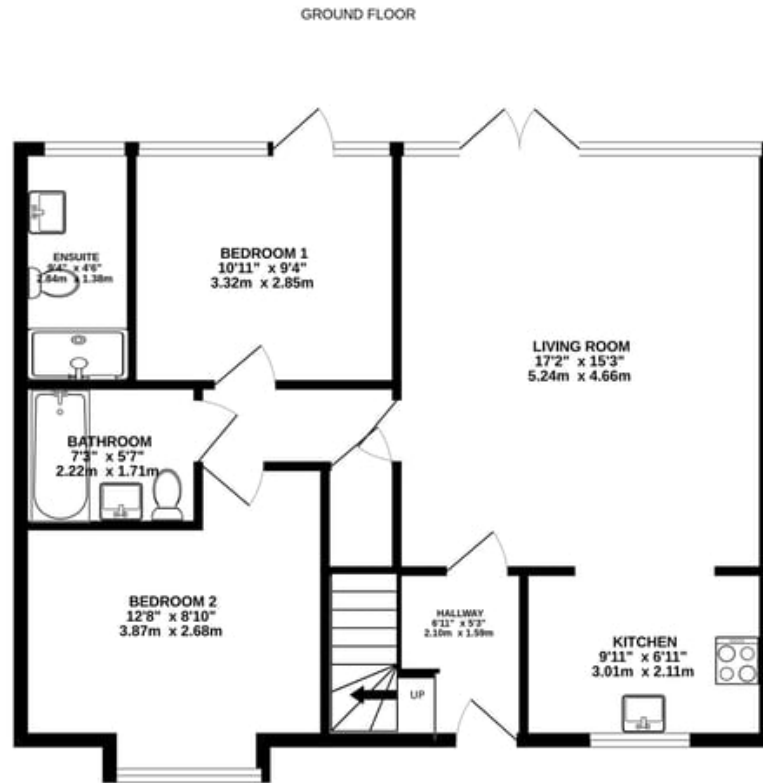
Please note: Council Tax bandings can be reassessed after a change of ownership. For further information please contact the local authority.

EPC Energy Rating: B.

## **DIRECTIONS**

From Barnstaple proceed towards Instow, passing through the villages of Bickington and Fremington and entering Yelland, continue until reaching the left hand turning into Allenstyle Road and follow the road and it bears right and at the end, turn left into Drake Avenue.

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TOTAL FLOOR AREA : 963sq.ft. (89.5 sq.m.) approx.

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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Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92+)	<b>A</b>		98
(81-91)	<b>B</b>	84	
(69-80)	<b>C</b>		
(54-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



