



2 Drake Avenue, West Yelland, Barnstaple, Devon, EX31 3GN







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### Guide Price £375,000

John Smale & Co are pleased to offer For Sale this 3 Bedroomed Link Detached Chalet Bungalow offering adaptable accommodation throughout. The bungalow comprises of Entrance Hall, A Good Size Light and Airy Open Plan Living Area, Fully Fitted and Stylish Kitchen, Three Bedrooms, (Master with En-Suite Shower Room) and a Family Bathroom. Outside there is an Enclosed Rear Garden enjoying a Southerly facing aspect and a high degree of privacy along with a Single Garage and Parking.

This property is offered with light and airy accommodation throughout. The ground floor living area is an ideal space for entertaining and dining. The Kitchen is fitted to a high standard offering high quality work surfaces and wall mounted units. The ground floor also benefits from two good sized bedrooms with the master bedroom overlooking the Rear Garden and has the added advantage of an En-Suite Shower Room. Stairs lead to the First Floor Bedroom which can also be used, if desired, to a Study area or even a second Sitting Room, with double doors leading out onto the balcony.

The property is economically highly efficient currently housing a Daikin air source heat pump system which provides heating and hot water with underfloor heating, and the property has also been designed with a high level of insulation.

2 Drake Avenue is located within walking distance of a local store, post office and some delightful walks. Instow, with its beach, is approximately 1.5 miles in distance and offers many maritime recreational facilities, popular pubs, restaurants and shops. A regular bus service runs to Barnstaple Town Centre (6 miles in distance), the historic and regional centre of North Devon. Situated in the valley of the River Taw, it is surrounded by beautiful countryside and some of the areas best beaches.

As the commercial centre of the region, the town centre offers a variety of banking, schooling and recreational facilities including a cinema, leisure centre and restaurants. The vibrant town combines modern shopping amenities with a bustling market atmosphere. The popular sandy beaches of Woolacombe, Croyde and Instow are within easy reach and the A361 North

Devon Link Road provides convenient access to the M5 motorway network and beyond.

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3 Bedroomed Link Detached Chalet Bungalow  
Well Presented Throughout  
Spacious And Adaptable Accommodation  
Modern And Contemporary Kitchen With High Quality Units And  
Work Surfaces  
Open Plan Living Area  
En-Suite Shower Room To Master Bedroom  
First Floor Bedroom/Study/Sitting Room  
Single Garage And Driveway Parking  
Southerly Facing Rear Garden  
Close To Village Amenities



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### Front Door To Entrance Hall

#### Living Area

17' 0" x 14' 0" (5.18m x 4.27m)

#### Kitchen

9' 5" x 6' 6" (2.87m x 1.98m)

#### Bedroom One

8' 10" x 10' 8" (2.69m x 3.25m)

#### En-Suite Shower Room

4' 2" x 8' 10" (1.27m x 2.69m)

### Bedroom Two

15' 6" x 13' 0" (4.72m x 3.96m)

### Bedroom Three

12' 7" x 10' 6" max (3.84m x 3.20m max)

### Bathroom

7' 0" x 5' 2" (2.13m x 1.57m)

### Outside

Enclosed Southerly facing paved and gravelled garden which enjoys a high degree of privacy.

### Single Garage

19' 6" x 9' 7" (5.94m x 2.92m)

### Agents Note

An annual service charge is payable in the sum of £350.00 which covers upkeep of communal parts.



## SERVICES

Services: Mains Electric, Water and Drainage.

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.

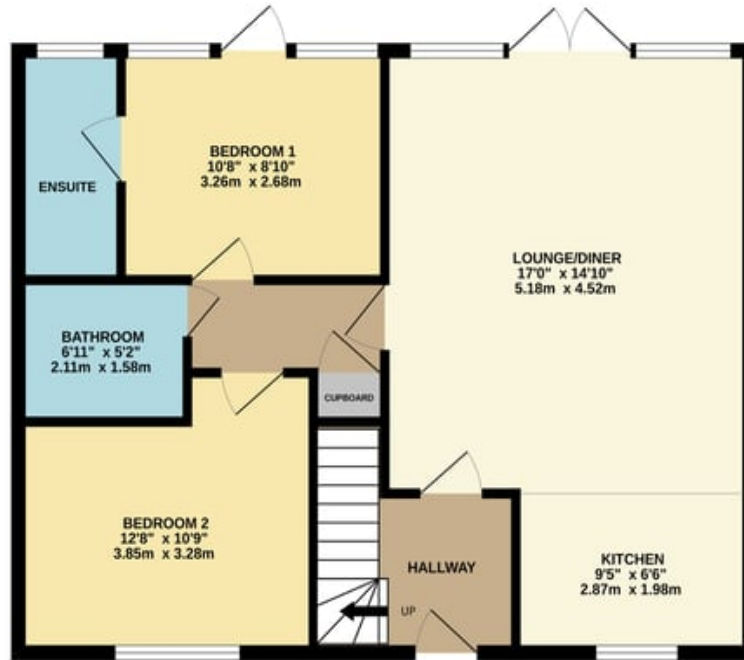
## DIRECTIONS

From Barnstaple, proceed towards Bideford via Bickington and Fremington and upon reaching Yelland, carry on along the road until reaching the turning to Allenstyle on the left hand side, turn in here and follow the road until the end and bear left into Drake Avenue, number 2 will be seen on the right hand side with a For Sale board displayed.

*At John Smale & Co we don't just sell houses!  
Contact us now for information on all of our other services including Auctions, Commercial Property and Market leading independent financial advice.*



GROUND FLOOR  
685 sq.ft. (63.6 sq.m.) approx.



1ST FLOOR  
200 sq.ft. (18.6 sq.m.) approx.



TOTAL FLOOR AREA : 885 sq.ft. (82.3 sq.m.) approx.  
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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	





