



9 Allenstyle Close, Yelland, Barnstaple, Devon, EX31 3EB





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Guide Price £450,000

Enjoying a tucked away position at the end of a small, quiet cul de sac within the increasingly sought after Allenstyle development, this charming and surprisingly spacious three bedroom detached bungalow has been in the same ownership for almost 50 years, reflecting what a pleasant and peaceful place to live it has been. Sitting on a larger than average plot with ample parking as well as good size front, rear and side gardens, this must surely be one of the largest bungalows on the original Allenstyle site. The well proportioned accommodation comprises of a generous and bright sitting room, a well fitted kitchen/breakfast room, three well proportioned bedrooms (one currently used as a dining room) and a bathroom that has been cleverly reconfigured to provide a wet room, whilst the attached garage offers storage or parking. Throughout its long ownership, the family have maintained the property very well with the double glazed windows all in good order and the warm air heating system has had its boiler updated.

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Larger Than Average Detached Bungalow
Tucked Away Cul De Sac Location
Same Ownership For 50 Years
Three Bedroom Accommodation (One Bedroom Currently Being Used As A Dining Room)
Ample Parking With Room To Create More
Well Maintained Warm Air Heating System
Double Glazed Windows
Generous Front And Rear Gardens
Viewing Highly Recommended
Available With No Onward Chain!



Front Door To Entrance Hallway

Living Room

19' 9" x 11' 11" (6.02m x 3.63m)

Kitchen

10' 2" x 11' 11" (3.10m x 3.63m)

Dining Room

8' 2" x 9' 7" (2.49m x 2.92m)

Bedroom One

11' 2" x 16' 0" (3.40m x 4.88m)

Bedroom Two

9' 10" x 16' 0" (3.00m x 4.88m)

Shower Room

Separate W/C

Outside

A tarmac driveway provides off road parking and leads to the attached garage. The front garden is laid mainly to lawn and could easily provide additional parking for several vehicles or a large motorhome/caravan if converted to a hardstanding. The gardens lead around both sides of the property to the delightful rear garden which is laid mainly to lawn with numerous mature fruit trees (planted by the owners over 40 years ago), decorative flower beds and robust boundaries.

Garage

7' 5" x 16' 7" (2.26m x 5.05m)

SERVICES

Services: We understand from our clients that all mains services are available.

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: D.

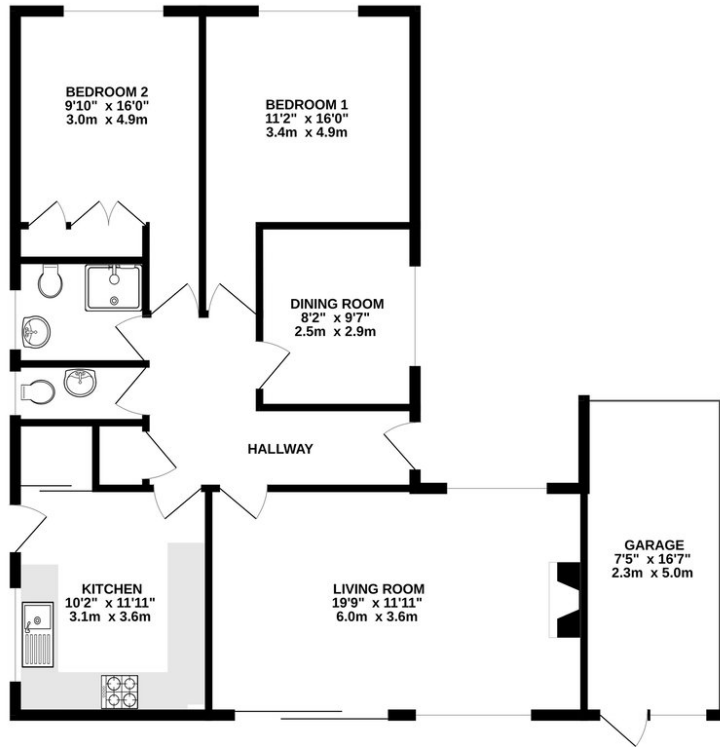
DIRECTIONS

From Barnstaple, proceed towards Bideford taking A3125 and upon reaching the Cedars roundabout, cross straight over and follow the Bickington Road as it leads through the satellite villages of Bickington and Fremington and into Yelland, whereupon take the left hand turning into Allenstyle Road, then the next right into Allenstyle Drive, again into Allenstyle Way, right into Allenstyle Gardens, then left into Allenstyle Close and the property will be found at the end of the cul de sac on the right.

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GROUND FLOOR
1005 sq.ft. (93.3 sq.m.) approx.



DETACHED BUNGALOW
TOTAL FLOOR AREA : 1005 sq.ft. (93.3 sq.m.) approx.
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Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(54-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		61	82
England, Scotland & Wales		EU Directive 2002/91/EC	



