



50 Yelland Road, Fremington, Barnstaple, Devon, EX31 3DU





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£500,000

Located a stones throw away from Yelland, Instow & Fremington, this Spacious, Detached Three Bedroom Chalet Bungalow offers stunning views over the countryside with plenty of scope internally to make further improvements. To the front of the property, there is plenty of parking for four cars with mature shrubs and trees to the front giving a séance of privacy. There is access to the rear garden along both sides of the property and also providing access to the Detached Garage. The Rear Garden has incredible views over the countryside with it being mostly laid to lawn complimented by a patio seating area and raised flowerbeds.

The Ground Floor offers spacious living and comprises of a Living Room with open fire, Dining Room, Kitchen and Conservatory with views to the rear, as well as Two Double Bedrooms with built-in wardrobes and a Wet Room. The First Floor offers a Large Bedroom with En-Suite with a room off the Bedroom which could potentially make a study or walk-in wardrobe.

Situated on Yelland Road and is within a short 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. The bus stop is nearby and the service runs to Barnstaple town centre (6 miles in distance), the historic and regional centre of North Devon all the way to the seaside town of Westward Ho! 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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Detached Chalet Bungalow
Incredibly Desirable Location
Countryside Views To Rear
Three Double Bedrooms (1 Ensuite)
Downstairs Wet Room
Conservatory With Countryside Views
Detached Garage and Private Driveway Parking For 4 Cars
Scope for Further Improvement
Regular Bus Route Nearby



Entrance Hall

Living Room

3.30m x 4.67m (10' 10" x 15' 4")

Dining Room

2.72m x 3.92m (8' 11" x 12' 10")

Kitchen

3.15m x 3.03m (10' 4" x 9' 11")

Conservatory

5.33m x 4.59m (17' 6" x 15' 1") MAX

Utility Room

1.75m x 3.40m (5' 9" x 11' 2")

Downstairs Wet Room

2.53m x 1.73m (8' 4" x 5' 8")

Bedroom One

6.00m x 4.22m (19' 8" x 13' 10") MAX

Study

1.84m x 2.83m (6' 0" x 9' 3")

En-Suite

2.29m x 1.90m (7' 6" x 6' 3")

Bedroom Two

3.82m x 3.52m (12' 6" x 11' 7") To include built-in Wardrobes.

Bedroom Three

3.82m x 2.72m (12' 6" x 8' 11") To include built-in wardrobes.

Outside

To the front of the property, there is a large gated driveway providing parking for approximately four cars. To the front, there is also a large area with mature trees and shrubs giving the front of the house a secure and private feel. Along both sides of the property there is access to the rear garden and to the right hand side there is access to the Detached Garage. To the rear of the property, there is a large garden with incredible views over the countryside. The garden is mainly laid to lawn with raised shrub beds and a patioed seating area.

SERVICES

All Mains Services Connected. Gas, Electricity, 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.

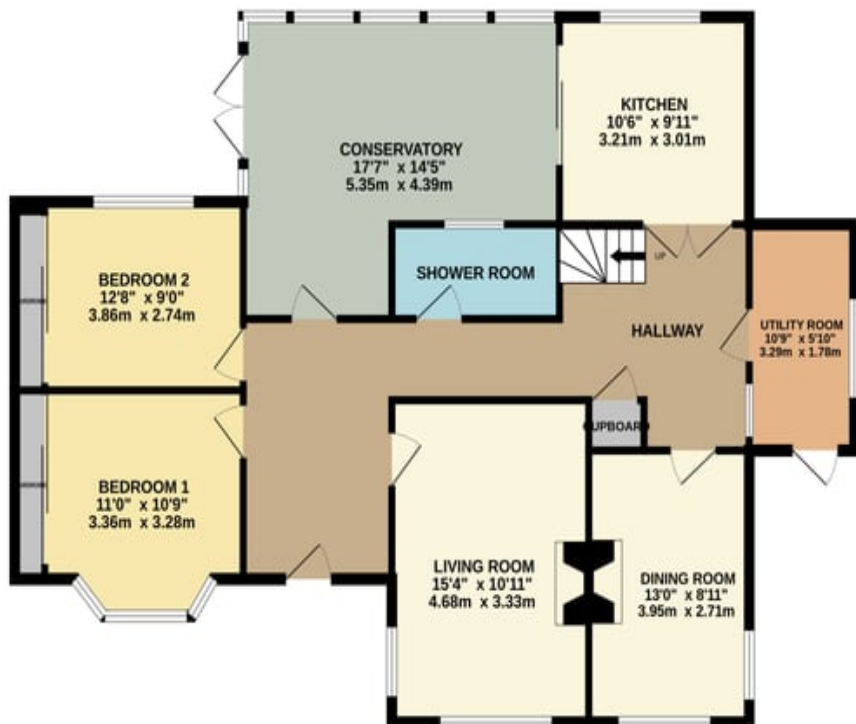
EPC Energy Rating: D.

DIRECTIONS

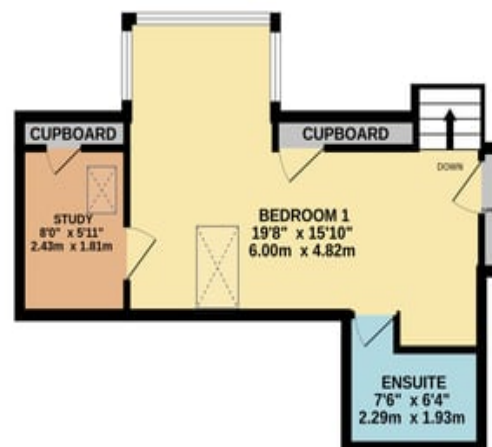
From Barnstaple town centre proceed over the bridge and up Sticklepath Hill. Continue onto the roundabout at the Cedars Inn and proceed straight across following the road to Bickington and Fremington. Continue through the village of Fremington and after passing the shops on the left hand side continue along this road and after a short distance you will see the left turning into Sampson's Plantation. Continue along this road for approximately 200 metres and the property will be found on the right hand side with a For Sale board clearly displayed.

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GROUND FLOOR



1ST FLOOR



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