



11 Ballards Crescent, West Yelland, Barnstaple, Devon, EX31 3EU





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£325,000

John Smale and Co are pleased to offer this Detached Two Bedroom Bungalow, situated within a sought after residential location. It is positioned within an Attractive Corner Plot benefitting from Wrap Around Mature Gardens, Detached Single Garage and Comfortable Driveway Parking for 2 Cars. The well presented accommodation is complimented by gas fired central heating and double glazed windows. The current layout briefly comprises of a Bright and Welcoming Hallway, Double Aspect Sitting Room, Fitted Kitchen, Shower Room and Two Double Bedrooms both offering double aspects. The bungalow also offers potential to extend the accommodation further, subject to the necessary consents being granted. The property is offered with No Onward Chain.

The property is located within 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. 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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Detached Bungalow On Corner Plot
Double Aspect Sitting Room
Kitchen
Two Double Bedrooms
Shower Room
Wrap Around Mature Gardens
Detached Garage and Driveway Parking
Gas Central Heating and Double Glazed Windows
Ideal Retirement Home
No Onward Chain



Hallway

2.05m (Max) x 4.23m (6' 9" x 13' 11") With meter cupboard, telephone point and radiator. Access to loft space with extending ladder.

Sitting Room

3.63m x 5.11m (11' 11" x 16' 9") A double aspect room with patio doors leading to the garden. Tiled fireplace with cast iron wood burning stove and radiator.

Kitchen

2.67m x 3.11m (8' 9" x 10' 2") Fitted with a range of units comprising cupboards and drawers, work surfaces over, tiled surrounds incorporating single drainer sink unit with mixer tap, wall storage cupboard, gas cooker point, plumbing for washing machine, cupboard housing gas fired boiler, adjoining storage cupboard and space for appliances. Door to rear garden.

Bedroom One

3.03m x 4.09m (9' 11" x 13' 5") A double aspect room, radiator.

Bedroom Two

3.02m x 3.02m (9' 11" x 9' 11") A double aspect room, radiator.

Shower Room

1.81m x 1.93m (5' 11" x 6' 4") Fully tiled shower cubicle, W/C, wash hand basin and radiator.

Outside

To the front of the property is a detached single garage and driveway parking for two cars. A gated pathway leads to the front door, with the path being wheelchair friendly, if desired. The bungalow benefits from mature wrap around gardens, with a mixture of paved and lawn areas, together with various shrubs, plants and some more mature trees. Within the garden is also separate pedestrian access to the garage along with a greenhouse and useful timber shed.



SERVICES

Mains Services Connected. Gas, Electric and Water.

Council Tax Band. C.

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

Energy Rating. TBC.

Tenure. Freehold.

DIRECTIONS

After travelling through Fremington, follow the main B3233 road in the direction of Instow. You will enter Yelland and will continue into West Yelland. Take a left turn into Ballards Crescent and then turn immediately right. Follow road as it bends to your left and the property will be found on your left hand side, with For Sale board clearly 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



BALLARDS CRESCENT, WEST YELLAND, BARNSTAPLE

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