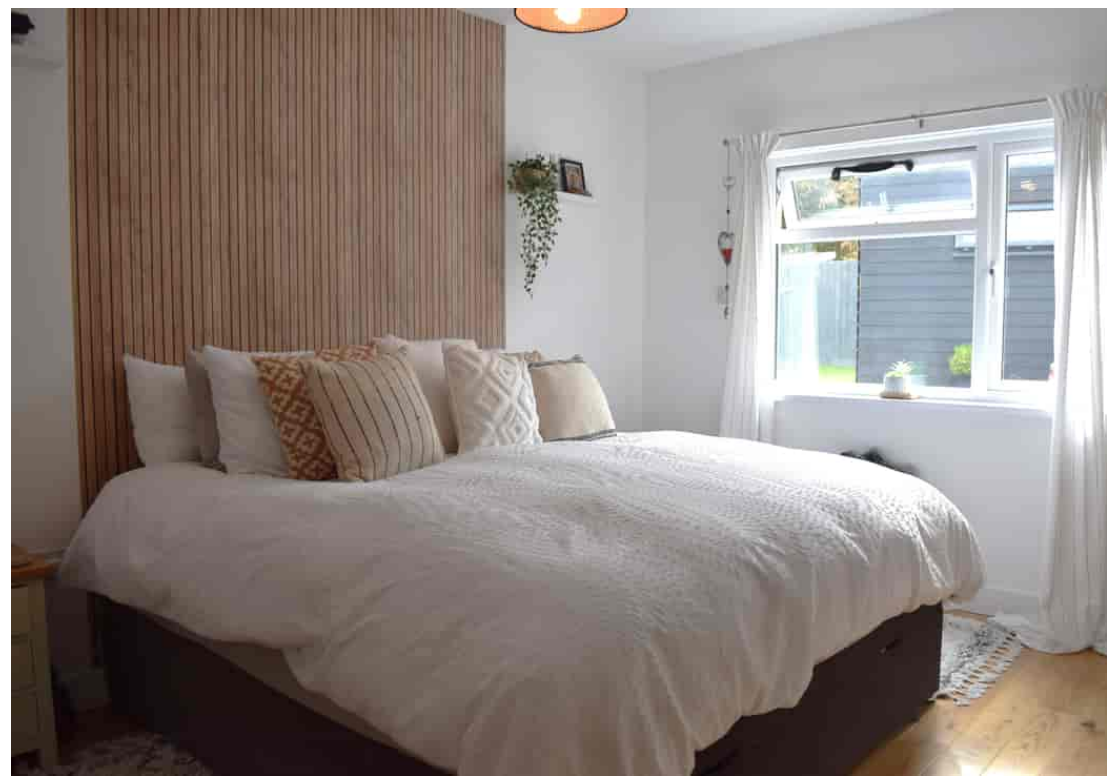




Yelland Road, Fremington, Barnstaple, Devon, EX31 3DT



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Offers In The Region Of £595,000

POTENTIAL, POTENTIAL AND..MORE POTENTIAL! Three quarters finished, and to a high standard as well, this detached property with estuary views offers 'DIY-ers' and 'Adding Valuers' the chance to refine, define and finish this stunning home!

Being situated along Yelland Road and having an open outlook across the fields opposite towards the estuary, this detached chalet style property has been the subject of a high quality refurbishment throughout the living areas, the stunning fitted kitchen and the bedrooms and en suites. Demands of a growing business have lead the seller to offer the property for sale requiring finishing only to the family bathroom and utility area, although the option is also available to have the work finished to an agreed standard. The sizeable plot includes space for a substantial garage, ample parking and there is a contemporary garden room as well as an incredibly well finished detached annexe outbuilding. Opportunities of this calibre are rarely available and the agents recommend an early inspection.

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 Property With Delightful Outlook
High Quality Fitted Kitchen With Island Unit
Four Good Sized Bedrooms
Two En-Suites
Finishing Required To Family Bathroom, Or Can Be Completed To A Buyers Specification
Generous Parking
Space For Garage
Contemporary Garden Room Building
Detached Annexe Built Under Caravan Act Regulations
Great Opportunity



Entrance Porch

Living Room

5.9m x 4.4m (19' 4" x 14' 5")

Kitchen

2.9m x 3.1m (9' 6" x 10' 2")

Inner Hallway

Bedroom One

2.9m x 4.4m (9' 6" x 14' 5") With dressing room.

En-Suite Shower Room

Bedroom Two

2.9m x 3.4m (9' 6" x 11' 2")

Bedroom Three

2.8m x 3.2m (9' 2" x 10' 6") With dressing room.

Family Bathroom

Office

1.3m x 1.5m (4' 3" x 4' 11")

First Floor Landing

Bedroom

3.5m x 2.8m (11' 6" x 9' 2")

En-Suite Bathroom

Balcony

SEPARATE ANNEXE

Lounge / Diner

6.1m x 5.8m (20' 0" x 19' 0")

Bedroom One

2.4m x 2.8m (7' 10" x 9' 2")

Bedroom Two

3.2m x 3.0m (10' 6" x 9' 10")

Shower Room

Shower cubicle, wash hand basin and W/C.

Outside

To the front of the property there is ample off road parking, comfortably hosting 4 or 5 vehicles and giving access to the area designated for the garage. Immediately to the rear there is a patio area with a further raised area of lawn. Also within the rear garden is a high quality garden room built by North Devon Garden Rooms, and there is space in the garden for a hot tub. The self contained annexe also has it's own private garden area, laid to lawn with decked seating area.

Garage

4.9m x 8.2m (16' 1" x 26' 11")

SERVICES

Services: We understand all mains services are connected.

Council Tax Band: D.

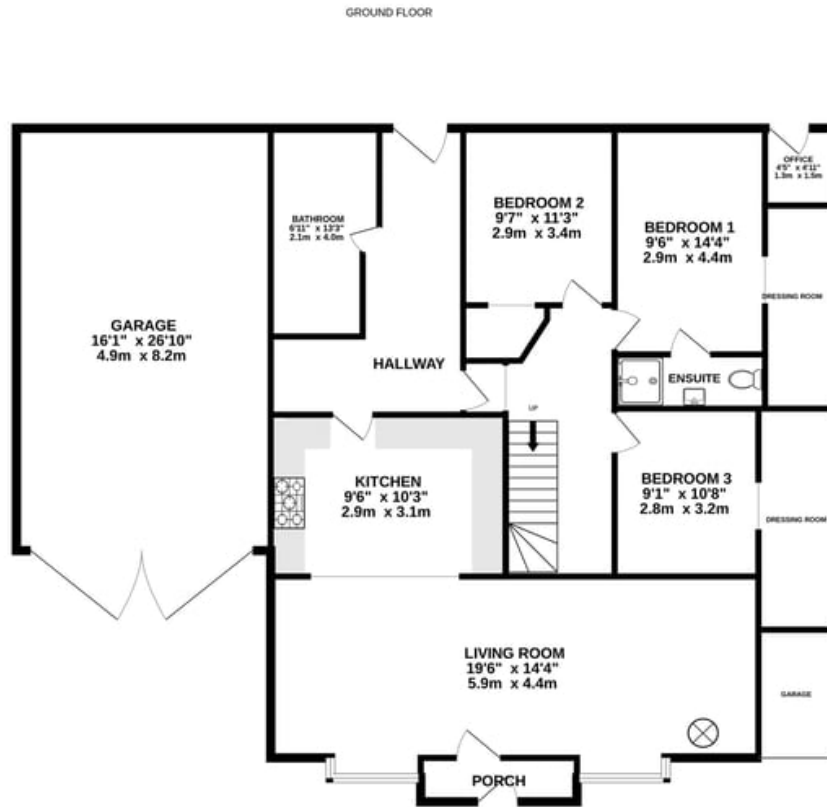
Please note: Council Tax bandings can be reassessed after a change of ownership. For further information please contact the local authority.

EPC Energy Rating: D.

DIRECTIONS

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Contact us now for information on all of our
other services including Auctions, Commercial
Property and Market leading independent
financial advice.*



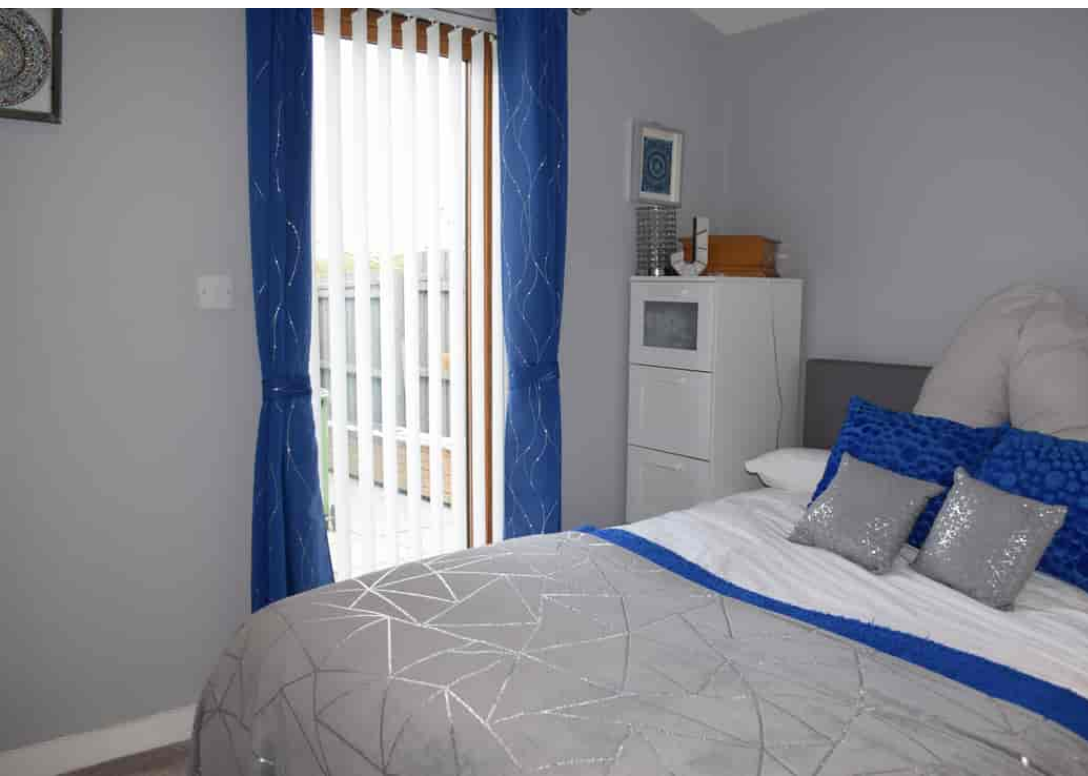


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Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(54-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	





GROUND FLOOR
527 sq.ft. (49.0 sq.m.) approx.

