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Aljay, 5a West Yelland
Barnstaple, EX31 3EX

A modern detached chalet style residence offering stylish accommodation in favoured location

Instow/the Coast 1 mile, Barnstaple & Bideford both about 5 miles.

• Hall, Sitting Room, Gas C.H. • Kitchen/Breakfast Room • Utility/Study, Double Glazed. • 3 Bedrooms, 2 Bathrooms • 2 Garages/Potential Annexe • Level Landscaped Gardens • No Upward Chain • Distant Estuary Views •

Guide price £350,000

Cornwall | Devon | Somerset | Dorset | London

SITUATION AND AMENITIES

West Yelland borders the popular coastal resort of Instow, about a mile, which has an excellent primary/junior school and general village amenities available, particularly shops, post office, popular pubs and restaurants, not to mention the beach, Yacht club and cricket ground, there is also an excellent regular bus service passes outside the property and the Tarka Trail, popular with cyclists and walkers is easily accessible. Barnstaple, the regional centre, is about 5 miles and offers the areas main business, commercial, leisure and shopping venues as well as North Devon District Hospital, just on the periphery of the town. The North Devon Link Road (A361) is also convenient and offers a fast route to the M5 at junction 27 (Tiverton) and the motorway network beyond, in about 45 minutes. An excellent bus service operates between Barnstaple and surrounding towns with connections beyond. A National Mainline Railway Line links Barnstaple with Exeter St David's with further connecting services to London and beyond and to Exeter central for the excellent shopping facilities. Bideford is about 5 miles and North Devon's famous surfing beaches at Croyde, Saunton (also with championship golf course) and Woolacombe, are all within about half an hour, as is the Cornish border.

DESCRIPTION

This attractive, modern, detached chalet style residence presents colour washed rendered elevations with double glazing beneath a tiled roof. We understand that the property was originally built about 15 years ago, but has since been updated with a new bathroom in 2014, air-conditioning to the first floor and a new combi boiler in

2015 and new cooking appliances in 2017. The accommodation is bright, spacious, versatile and well presented. Externally there is a double detached garage with potential for partial or full conversion to additional accommodation subject to planning permission. There is additional parking and level landscaped secluded gardens, re-fenced in 2016. This is certainly a property that needs to be viewed internally to be fully appreciated. The layout of the accommodation with approximate room dimensions is more clearly identified upon the accompanying floor plan.

GROUND FLOOR

Front door to ENTRANCE LOBBY, wood effect flooring running through to ENTRANCE HALL video entry phone system and cupboard under stairs. SITTING ROOM a bright double aspect room with bay window overlooking the rear garden with distant views to the estuary beyond. The wall mounted flat screen television and surround sound as well as recessed DVD equipment is available by separate negotiation if required. SPECIAL NOTE it may be possible to open up the side window as a door leading out onto the garden or to add a conservatory subject to planning permission. BEDROOM 3/ SEPARATE DINING ROOM with mirror fronted wardrobe cupboards to one wall, views over the front garden and beyond. KITCHEN/BREAKFAST ROOM approached via an opaque sliding glazed door from the entrance hall and fitted with excellent range of units in light wood effect topped with marble effect rolled edge work surfaces, incorporating 1½ bowl stainless steel sink, drawers and cupboards beneath, matching wall mounted cupboards, larder cupboard, fitted



breakfast bar with cupboards beneath, fitted appliances include Neff oven, Neff microwave, Neff halogen hob, stainless steel extractor hood above, integrated dishwasher, integrated fridge and freezer. STUDY/UTILITY ROOM with range of wall mounted cupboards, boiler cupboard housing wall mounted gas fired boiler for central heating and domestic hot water, recess for upright fridge/freezer. BATH/SHOWER ROOM a spacious room fitted to a high standard with corner bath, hand held shower attachment, corner shower cubicle with steam facility, wash hand basin, low level w/c, 3 mirror fronted toiletries cabinets, porcelain tiled walls and flooring, ladder style heated towel rail/ radiator, extractor fan.

FIRST FLOOR

Staircase with glass and stainless steel balustrade to LANDING. BEDROOM 1 views over rear garden, range of fitted bedroom furniture to one wall with central double bed recess and bridge cupboards above, recessed dressing area fitted with 6 storage cupboards, further storage under eaves, opaque glazed door to door to EN-SUITE SHOWER ROOM, shower cubicle with aqua board surround, wash hand basin, low level w/c, aqua board walls. BEDROOM 2 fine double aspect views.

OUTSIDE

The property is approached from the road through a pair of solid wooden gates, there is ample parking and space for motor home, in front of a pair of SINGLE GARAGES, the garage to the left is fitted with wash hand basin and w/c,

there is power and light in both and an outside water tap as well as rainwater holding tank for washing cars or watering the garden. A meandering pathway leads from the drive to the FRONT of the property this is flanked by lawn, there is a sunken paved terrace, mature area of shrubbery and a deck with side access which passes beneath a palm tree and leads to the REAR GARDEN where there is a further area of deck, a level lawn and mature shrubs including a camellia all fence enclosed with hedge beyond.

SERVICES

All main services, gas fired central heating

DIRECTIONS

From Barnstaple continue up Sticklepath Hill until the Cedars roundabout, proceed across signposted Bickington, Fremington and Yelland. Continue along this road through Bickington and Fremington and into Yelland. Eventually the property will be found on the left hand side at the entrance to Lagoon View identified by our for sale board.

SPECIAL NOTE 1

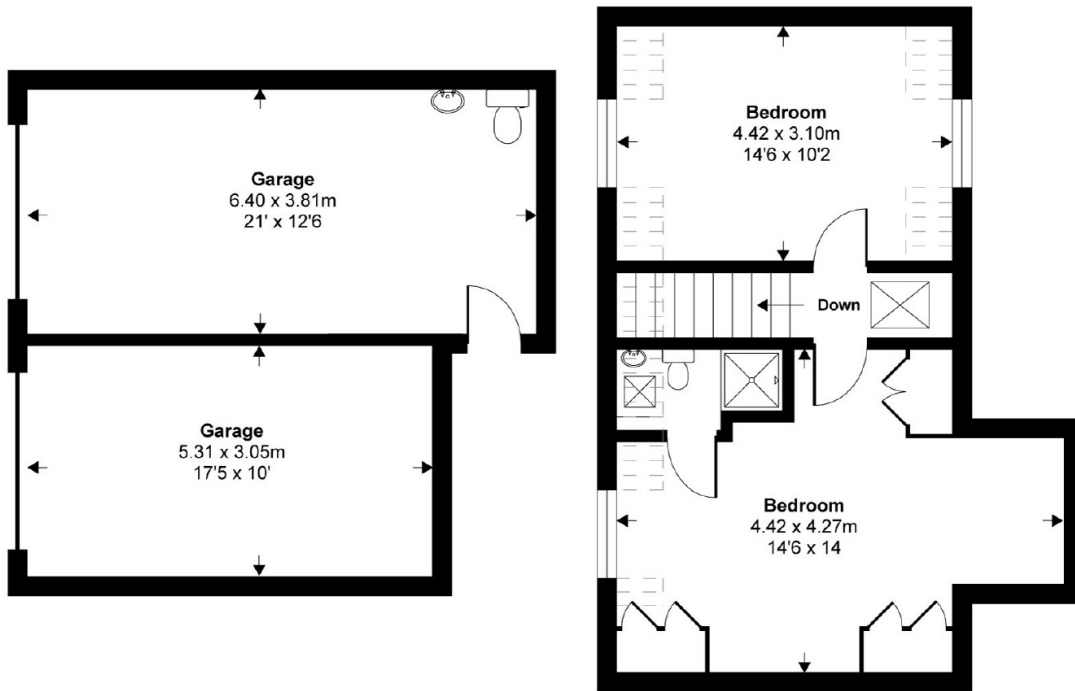
We understand that there is a development planned on the opposite side of the road to the property, the vendors have a site layout plan which shows that the view should be protected in terms of the height of the proposed dwellings and also the main sight line will be down an avenue which leads to the various bungalows and houses.

SPECIAL NOTE 2

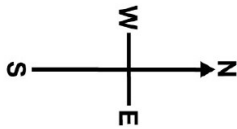
The fitted carpets and blinds are included in the sale.



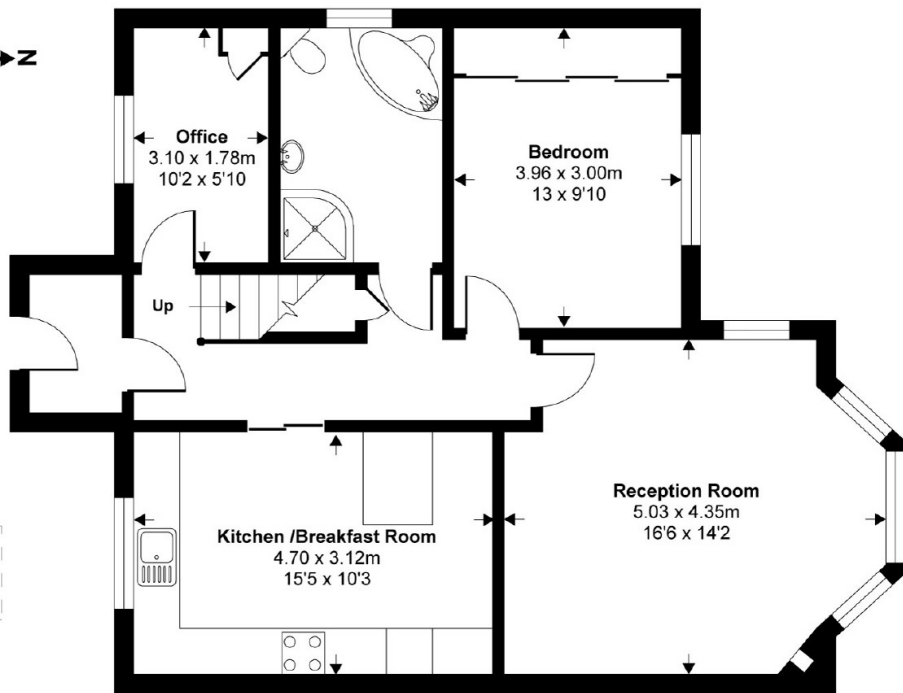
Approx. Gross Internal Floor Area
148 Sq Metres 1593 Sq Ft (Excludes Restricted Head Height / Includes Garages)



First Floor



Denotes restricted head height



Ground Floor

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NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		75	86
		EU Directive 2002/91/EC	