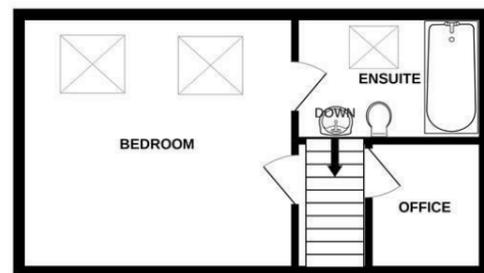




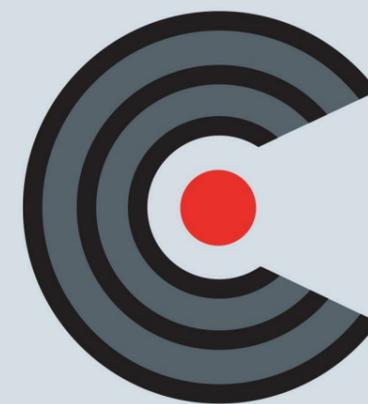
GROUND FLOOR
850 sq.ft. (79.0 sq.m.) approx.

1ST FLOOR
311 sq.ft. (28.9 sq.m.) approx.



TOTAL FLOOR AREA : 1161 sq.ft. (107.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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INDEPENDENT ESTATE AGENTS

Smart Move

T: 01271 379314

E: enquiries@chequershomes.co.uk

W: chequershomes.co.uk

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	72
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Current	83

England & Wales EU Directive 2002/91/EC



CHEQUERS
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**34 BALLARDS CRESCENT, WEST YELLAND
BARNSTAPLE, DEVON, EX31 3EU**

More than meets the eye!

A deceptively spacious 3 bedroom semi detached chalet bungalow located within West Yelland and enjoying views towards the estuary while being within easy reach of the coastal resort of Instow and the popular tarka trail.

COUNCIL BAND B



£275,000

- A surprisingly spacious 3 bedroom semi detached chalet bungalow having been extended over recent years to provide excellent living space
- Good sized Enclosed back garden with a raised timber deck seating area leading to a lawned garden with a veg patch and shrub borders with a potting shed / workshop to one corner
- Large open plan kitchen dining room attractively fitted with base and wall mounted cupboards and integrated appliances including a built in Neff hob and oven
- Substantial conservatory extension with a pitched roof and under floor heating plus french doors opening out on to the back garden
- Lounge with a bay window and a feature fire place with a gas coal effect living flame fire
- Impressive principle bedroom with estuary views and its own en suite bathroom facilities with a jacuzzi bath
- 2 ground floor bedrooms and a ground floor bathroom with a white suite with vanity wash hand basin
- Gated brick paved driveway providing off road parking for several vehicles plus an attached garage with a stable door to a useful utility room



Chequers estate agents of Barnstaple are delighted to offer for sale 34 Ballards Crescent, an extended and deceptively spacious 3 bedroom semi detached chalet bungalow featuring a large conservatory while upstairs you can enjoy views towards the estuary from the impressive and spacious first floor en-suite principle bedroom.

There is far more to 34 Ballards Crescent than initially meets the eye indeed a quick look from the front of the property will only tell you part of the story as what you wont see is the substantial pitched roof dining room extension, the conservatory and the sizeable back garden.

Inside you will find gas centrally heated and UPVC double glazed accommodation arranged over two floors with the property briefly comprising on the ground floor ,entrance hall, large open plan style kitchen / dining room, lounge with a bay window, conservatory with under floor heating, a bathroom and two bedrooms. Upstairs there is a home office and a most impressive principle bedroom which has its own en-suite facilities and enjoys open views towards the estuary and beyond with Braunton Burrows and the Saunton Sands hotel in the distance.

Outside there is a gated brick paved driveway which runs alongside the property and is long enough to park several vehicles .At the end of the drive is an attached garage with a stable door at the rear leading to a useful utility room. To the front there is a walled fore garden while at the back you will find a good size garden all enclosed and featuring a raised timber deck giving way to a lawned garden with a veg patch and shrub borders. To one corner of the garden is a substantial potting shed/ workshop with power and light connected an excellent space for keen gardeners.

Ballards Crescent can be found in the village of Yelland and is a sought after edge of town location being within easy reach of the popular Tarka Trail and the coastal village of Instow. Instow is a sought after coastal village with a beach, sand dunes and an award winning delicatessen plus inns and restaurants with views across the estuary towards Appledore. There is a village school, cricket and yacht club and the popular Tarka Trail runs alongside. A short drive in the other direction leads you to the self contained village of Fremington where there is a supermarket, chemists, medical centre, hairdressers and school. Barnstaple the regional centre for North Devon is some 5 miles away and here you will find a wide choice of shopping and leisure facilities as well as a train and bus station.

If you are looking for a home offering excellent living space , good parking, an enclosed garden and would like an estuary view then 34 Ballards Crescent will be of particular interest. Appointments view can be easily arranged by prior notice please by contacting Chequers estate agents of Barnstaple the vendors sole agents on 01271 379314.

FRONT DOOR TO

ENTRANCE HALL

Radiator, power points, door to airing cupboard with radiator and shelving. Multi glazed door from hallway to

LOUNGE 16'2 X 10'11 (INTO BAY WINDOW) (4.93M X 3.33M (INTO BAY WINDOW))

With bay window, double radiator, power points, feature fireplace with gas coal effect living flame fire, coved ceiling. Regency style panelled door from hallway to



KITCHEN-DINER 21' X 11'8 (6.40M X 3.56M)

A spacious open plan room attractively fitted with matching base and wall mounted cupboards, contoured work surface with a single drainer sink unit with mixer tap, built in Neff oven and electric hob with an extractor hood above, integrated fridge and freezer, power points

DINING ROOM

Double radiator, power points, window overlooking the back garden. Patio doors to

CONSERVATORY 11'8 X 11'8 (3.56M X 3.56M)

A substantial pitched roof conservatory extension with an acti blue roof (anti glaze) tiled floor, power points, under floor heating, french doors to garden. Regency style panelled door from hallway to

BEDROOM TWO 12'3 X 9'1 (3.73M X 2.77M)

Radiator, power points, built in wardrobes. Regency style panelled door from hallway to

BEDROOM THREE 7' X 6'6 (2.13M X 1.98M)

Radiator, power points. Regency style panelled door from hallway to

BATHROOM

Featuring a white suite with a vanity wash hand basin, W.C, panelled bath with a shower above the bath, glazed shower screen, heated towel rail -

STAIRCASE FROM ENTRANCE HALL TO

FIRST FLOOR LANDING

Regency style panelled door to

BEDROOM ONE 14' X 13'2 (4.27M X 4.01M)

A superb principle bedroom with views towards the estuary with Braunton Burrows and the Saunton Sands Hotel in the distance. Radiator, power points, storage space within the eaves. Regency style panelled door to

EN-SUITE BATHROOM

With a white suite with a Jacuzzi bath, low level W.C, wash hand basin, heated towel rail, extractor fan. Regency style panelled door from landing to

OFFICE 7'9 X 6'5 (2.36M X 1.96M)

Radiator, power points, cupboard housing gas boiler

OUTSIDE

To the front there is a gated brick paved driveway providing parking for several vehicles leading to an attached garage alongside the driveway there is a lawned garden with shrub bed borders.

GARAGE 16'7 X 8'4 (5.05M X 2.54M)

Power points. Stable door to

UTILITY ROOM 8'3 X 8'3 (2.51M X 2.51M)

With fitted cupboard, single drainer sink unit, plumbing for washing machine, space for tumble dryer, tiled floor, UPVC double glazed door to garden.

The back garden is enclosed and features a raised timber deck seating area leading to a lawned garden with a veg patch. To one corner is a potting shed come workshop with light and power points 13'4 X 8'10

NOTE

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.