



42, Lagoon View



# 42, Lagoon View

West Yelland, Barnstaple, EX31 3LD

In a sought-after development within Yelland, providing great access to Instow Beach & Barnstaple

A three bedroom semi-detached home with driveway parking, an attached garage & great views out towards the estuary

- Three bedroom semi-detached home
- Views towards the Taw Estuary
- Separate living room
- Driveway parking & attached single garage
- Council Tax Band TBC
- Sought-after residential location in West Yelland
- Spacious open-plan kitchen/dining room
- Enclosed & private rear garden with patio area
- Convenient for Instow Beach, the Tarka Trail & Barnstaple
- Freehold

Guide Price £285,000

## SITUATION & AMENITIES

West Yelland is a popular residential location, conveniently positioned for access to the North Devon coast and surrounding towns and villages. The renowned Tarka Trail is within easy reach, providing a scenic route towards the attractive village and beach at Instow, approximately 1.5 miles away. Instow offers a selection of shops and amenities, together with pubs, restaurants, a hotel, cricket club and yachting club. Further local amenities are available in Fremington, approximately one mile away, where Fremington Quay also provides access to the Tarka Trail. The historic port and market town of Bideford is approximately five miles away, while Barnstaple town centre is also around five miles away and offers an extensive range of shopping, business, leisure and commercial facilities, together with a theatre, cinema, hospital and a choice of schools.

The North Devon Link Road provides access towards the M5 and the wider motorway network, while Tiverton Parkway railway station offers services to London Paddington in just over two hours. North Devon's renowned coastal and surfing beaches, including Croyde, Putsborough, Saunton and Woolacombe, are all within easy reach. Saunton is also home to a highly regarded Championship Golf Course, while Exmoor National Park is accessible by car. Regular bus services operate nearby, providing connections to surrounding towns and villages.



## DESCRIPTION

42 Lagoon View occupies a tucked-away position within a popular residential development in West Yelland. This spacious semi-detached home offers well-proportioned accommodation comprising three bedrooms, a separate living room and an open-plan kitchen/dining room spanning the rear of the property. Outside, the property benefits from an enclosed and private rear garden, mainly laid to lawn with a patio area. To the front, a private driveway provides off-road parking and leads to the attached single garage.

## ACCOMMODATION

### GROUND FLOOR

The Ground Floor is accessed via an entrance hall, which benefits from a useful cloakroom with WC. The separate living room is positioned to the front of the property, providing a comfortable space to relax.

To the rear is the spacious open-plan kitchen/dining room, which extends across the width of the property. This provides ample room for both cooking and dining, with patio doors opening directly onto the rear garden.

### FIRST FLOOR

The First Floor landing provides access to three well-proportioned bedrooms and the family bathroom. The bedroom accommodation offers flexibility for family living, guest accommodation or a home office, depending on individual requirements.

The family bathroom serves all three bedrooms.

## OUTSIDE

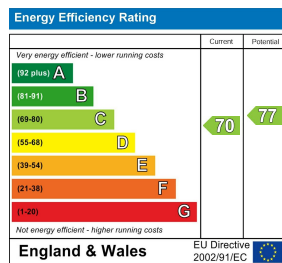
To the front of the property, a private driveway provides off-road parking and leads to the attached single garage, which offers further parking or useful storage space.

The principal garden is situated to the rear and is enclosed and private, being mainly laid to lawn with a patio area suitable for outdoor dining and relaxation.

## SERVICES

All mains services are connected.





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