



22 Drake Avenue
Yelland, Barnstaple, EX31 3GN

Price Guide: £335,000

The Beautiful Contemporary Option...

A superb single-storey detached 2-bedroom property amass with natural light and open plan space – perfect for modern day living.

This fabulously presented bungalow boasts floor to ceiling glass windows and doors to the south-facing front which brings in an extraordinary level of natural warmth and light.

There is an exquisite new fully integrated kitchen with quartz worktops and splashbacks, a lounge area with direct access to the garden, 2 double bedrooms with storage and a bathroom with access from the hall and main bedroom – (all with electric underfloor heating).

The property is fully detached and sits privately in its own generous plot with timber gates, long driveway and south-facing Mediterranean garden – perfectly orientated with plenty of roof space for potential solar PV panels.

Yelland and its location is ideal for those looking to be within walking distance of the Tarka Trail and the beautiful waterside villages of Instow and Fremington Quay with an excellent bus service between Bideford and Barnstaple.

Services: Mains electric, water & drainage.
– Daikin Air Source heat pump providing renewable central heating (underfloor heating), hot water & underfloor heating.

Energy Performance Rating: B

Council Tax Band: B

Tenure: Freehold

Directions: If travelling from Bideford, head towards the Haywood Roundabout and take the 3rd exit, leaving towards the bridge. Once over the bridge, take the left before the lights and then take the second exit. Following this round, continue through Instow towards Fremington. Turn right into Allenstyle Road, follow this round and then take the left hand turn which continues into Drake Avenue.

Note: The owner would consider negotiating offers to include the furniture.





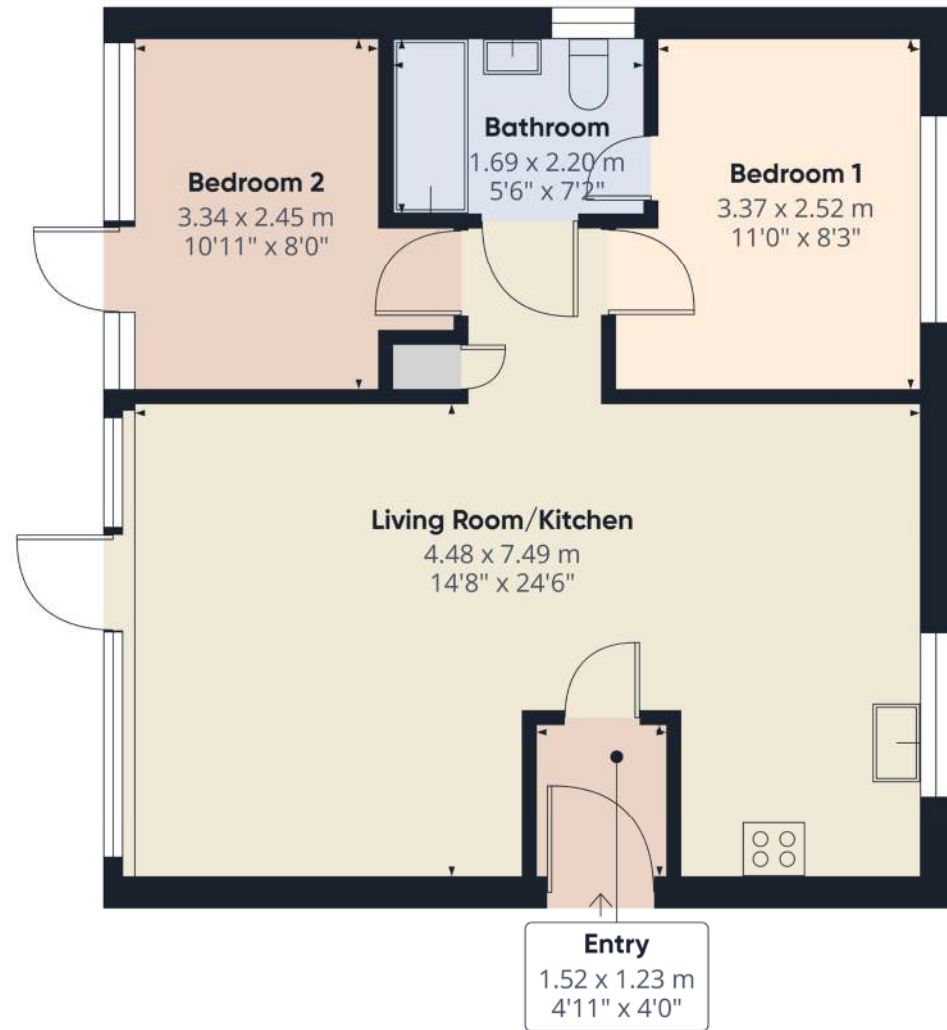
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MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at the point of sale and we would ask for your co-operation in order that there will be no delay in progressing a sale. Proof of funding will also be required once an offer has been accepted.

