



Bond
Oxborough
Phillips

Changing Lifestyles

1 St. Andrews Close
Yarnscombe
Barnstaple
Devon
EX31 3LB

Guide Price: £350,000 Freehold



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01805 624 426
torrington@boproperty.com

1 St. Andrews Close, Yarnscombe, Barnstaple, Devon, EX31 3LB

- Village Location
- Distant Countryside Views
- Large Enclosed Garden
- Three Bedrooms
- Off Road Parking and Garage
- Kitchen/Diner
- Utility with Cloakroom
- Modernised Interior
- Garden Room
- EPC: TBC
- Council Tax Band: D



Nestled in the picturesque village of Yarnscombe, this modernised detached home boasts three bedrooms and is the epitome of charm and comfort. The property exudes a homely ambience, offering a peaceful and quiet retreat in a scenic setting. Bright and well-maintained, the house is a haven of modern living with clean and contemporary interiors. The property features a beautifully landscaped garden, perfect for outdoor relaxation and entertaining. Additionally, there is ample parking space and a garage for convenience. The stunning views surrounding the property add to its appeal, making it an idyllic escape from the hustle and bustle of everyday life.

The property features a small porch at the front of the home along with an enclosed patio front garden. Here lies a perfect spot to enjoy the sun and enjoy that village lifestyle. The rest of the front garden has been adapted to create an additional parking space and a low maintenance set up.



Upon entering the home the entrance hall feels bright and open and this feeling continues as you progress throughout the house. Almost all of the rooms in the home have been redecorated and let's start with the lounge. Gone is the old wallpaper, now the lounge feels spacious with plenty of natural light flooding in from the front window. With the addition of new oak sliding doors to the dining room, the light now streams in from here as well. When it comes to the kitchen/diner I have never seen a small change make such a massive difference. The current vendors have taken out the floor to ceiling cupboard which blocked the light from the French doors reaching the whole room. This along with the new kitchen worktop and the decoration has transformed the kitchen.

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The kitchen enjoys a built in dishwasher with space for an under counter fridge and more than enough cupboard space as the utility room has enough space for an addition fridge/freezer and washing machine. Access to the cloakroom is via the utility room. The utility room also grants additional access to the rear garden and an integral door to the garage.

Upstairs is no different. The landing feels spacious with more natural light coming in from the window. Each of the bedrooms have been decorated giving a more modern feel with all three benefitting from built in storage space. The master bedroom stretches the width of the home creating plenty of space while benefitting from multiple windows that enjoy distant views of the surrounding Devon countryside. Bedroom two again is a double bedroom that looks out over the back garden while bedroom three is slightly smaller with views back towards the countryside and village hall. The bathroom has had a slight adaptation, the shower has been removed and now has a small bathtub with overhead shower.

From inside to outside the presentation continues to impress. The whole garden has been re-energised. The old patio slabs that used to be there have been replaced with a resin creating a sleek look with low maintenance. The perfect spot to host family and friends to enjoy a bit of alfresco dining in the wonderful garden. The vendors have put in a wonderful garden room, fully equipped with insulation, carpet and electrics. This is a perfect spot for a morning coffee, evening glass of wine or just a hobbies room. The home does also benefit from a shed fully equipped with electric to the side of the property. If you are a keen gardener, this could be your heaven. The vendors have done a wonderful job at turning this from just a grass area to a fully usable garden.

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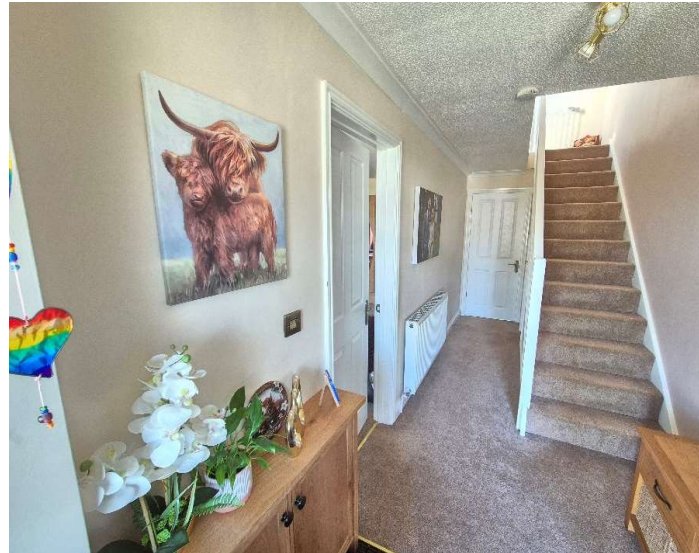
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If you enjoy your growing then the edges provide a perfect space for this, if you want a space for the children/grandchildren to run around then there is no worry here or even if you want it all to yourself as a private getaway, the opportunity is abundant.

Don't miss this opportunity to own a piece of tranquillity in a sought-after location. Contact us today to arrange a viewing and make this your new home.

The vendor informs us that the property is thought to be constructed of block and brick under a concrete tiled roof. Your surveyor or conveyancer may be able to clarify further following their investigations.

Heating: LPG gas bottles. Combi boiler for heating and hot water.

Mains water - Mains electric - Mains drainage - Landline telephone.

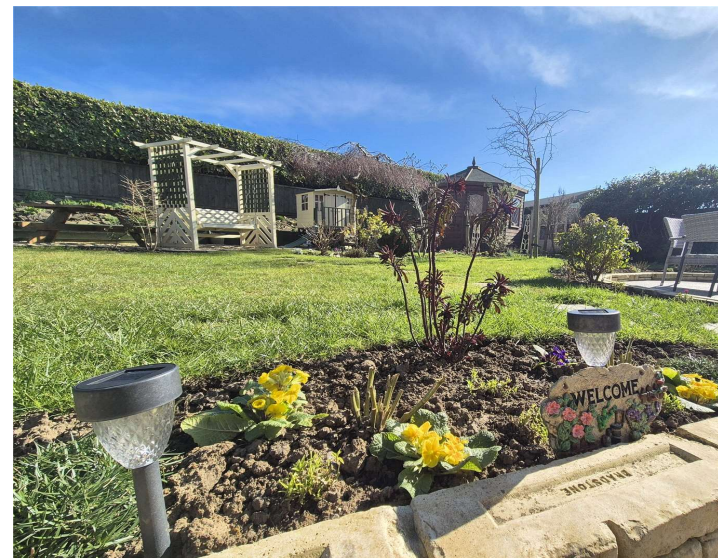
Broadband coverage: Ultrafast available, up to 1800mbps download speed (information taken from Ofcom checker).



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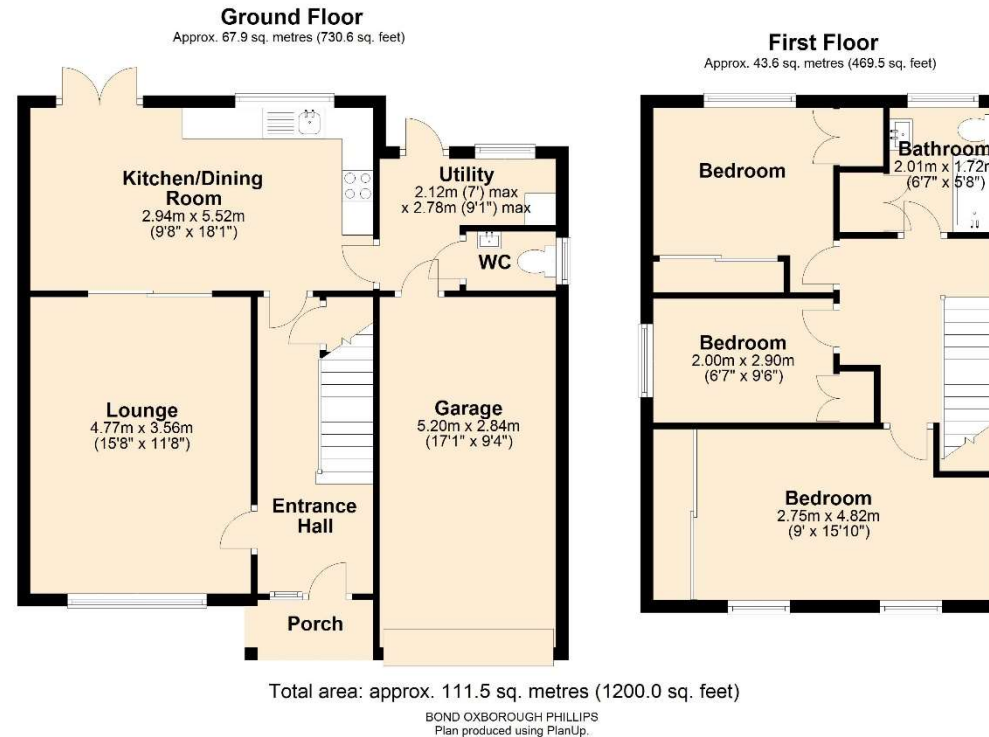


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Floorplan



Directions

From Torrington square proceed down Well Street and upon reaching the crossroads turn left. At the mini roundabout by the fire station turn right and continue down Calf Street. At the roundabout take the first exit signposted to Barnstaple onto B3232. Follow this road out of Torrington for approximately 3 miles. Upon reaching Cloghill Cross turn right signposted Yarnscombe. Follow this road into the village of Yarnscombe and upon reaching the telephone box on your left hand side, take the right hand turning and continue up the lane. Follow this as it bears right and St. Andrews close will be found on your first right hand side. Number 1 will be clearly found with a For Sale board on your left as your turn into the close.

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We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

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We are here to help you find
and buy your new home...

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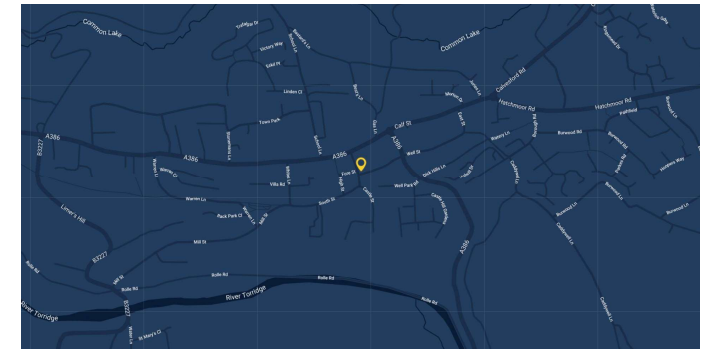
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If you are considering selling or letting your home,
please contact us today on 01805 624 426 to
speak with one of our expert team who will be able
to provide you with a free valuation of your home.

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