



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Symondsdean  
Yarnscombe  
Barnstaple  
Devon  
EX31 3LW

**Asking Price: £475,000 Freehold**



Changing Lifestyles

01805 624 426  
torrington@bopproperty.com

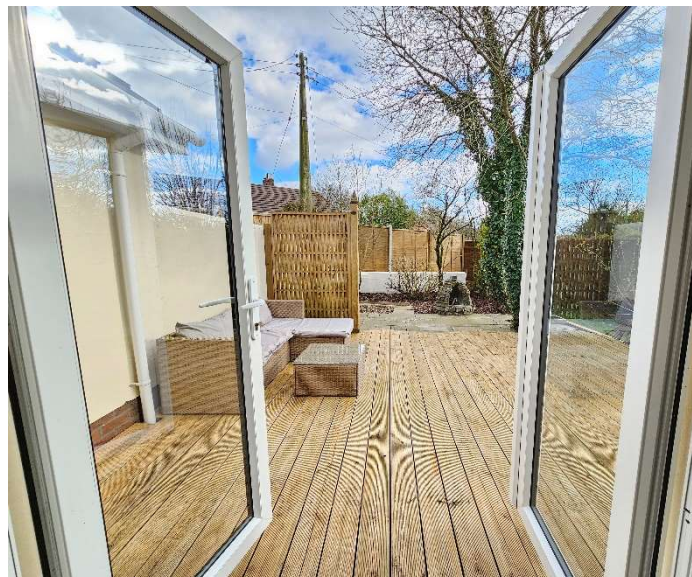


- Beautiful and private village setting
- Three double bedrooms
- Double garage
- Large kitchen / breakfast room
- Utility room and workshop
- Stunning gardens
- Large driveway
- Potential to extend (stpp)
- 0.39 acre plot
- EPC: F
- Council Tax Band: D



**Nestled in the quaint village of Yarnscombe is this modern detached bungalow which offers a peaceful and secluded retreat. Boasting three double bedrooms, this charming property is bright, clean, and well-maintained, exuding a homely and inviting atmosphere. The spacious interior is tastefully decorated, creating a comfortable and cosy living space.**

**The property features a well-manicured garden that wraps around the bungalow and is perfect for enjoying the outdoors. It really is a beautiful setting in the heart of the village that provides a private enclave surrounded by shrubbery. There is even a greenhouse for the more green fingered amongst you. Accessed via a double gate to a convenient driveway providing off road parking for multiple vehicles that in turn leads to a double garage. With its sophisticated and stylish design, this bungalow provides a tranquil sanctuary away from the hustle and bustle of city life. Internally this lovely bungalow is freshly decorated in neutral colours giving the new owners the opportunity to put their own stamp on things. There is a handy room off of the master bedroom that can be utilised as an ensuite / dressing room or study. In the heart of the bungalow is the well-proportioned kitchen fitted out with oak cabinets and finished beautifully with a stunning wood block work surface. For those of you that need external space to compliment activities or hobbies, Symondsdean has you covered. As well as the double garage there is a good sized work shop measuring in excess of 25 feet in length, ideal for tinkering around.**



## Changing Lifestyles



Whether you're looking for a quiet escape or a cosy family home, this property offers the perfect blend of comfort and convenience. Don't miss the opportunity to make this modern bungalow your own slice of paradise in the heart of the village.

Yarnscombe is a smashing rural community nicely tucked away in the rolling North Devon countryside a short hop skip and a jump by car to the three major towns of Barnstaple, Bideford and Great Torrington. Within the village you have a thriving community hall that is always laying on events whilst providing a space to house a number of social clubs. One little quirk of the village is its free to all library, an old red telephone box in the heart of the community where you can deposit finished novels and pick up your next fix.







*THE VENDOR INFORMS US THAT THE PROPERTY IS OF BRICK, BLOCK AND RENDER CONSTRUCTION UNDER A TILED ROOF.YOUR SURVEYOR OR CONVEYANCER MAY BE ABLE TO CLARIFY FURTHER FOLLOWING THEIR INVESTIGATIONS. THE PROPERTY IS SERVICED BY OIL FIRED CENTRAL HEATING. MAINS ELECTRIC AND WATER IS CONNECTED AS IS MAINS DRAINAGE.*

*BROADBAND: ULTRAFAST SPEEDS AVAILABLE UP TO 1800 MBPS. (INFORMATION TAKEN FROM OFCOM CHECKER)*

*MOBILE PHONE: COVERAGE AVAILABLE ONSITE IS LIKELY OUTDOORS BUT LIMITED INSIDE, THAT BEING SAID I HAVE NO PROBLEM WHEN VISITING (SEE OFCOM CHECKER FOR FURTHER INFORMATION)*

Symondsdean, Yarnscombe, Barnstaple, Devon, EX31 3LW



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Total area: approx. 171.3 sq. metres (1843.5 sq. feet)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.  
Plan produced using PlansB.

## 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 1st 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 to where the road bend to the right towards more modern properties. At this point turn left onto an unmade track to where the bungalow is located on your left hand side after a short distance.

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.

Symondsdean, Yarnscombe, Barnstaple, Devon, EX31 3LW

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

2 Well Street  
Torrington  
Devon

EX38 8EP

Tel: 01805 624 426

Email: [torrington@boproperty.com](mailto:torrington@boproperty.com)

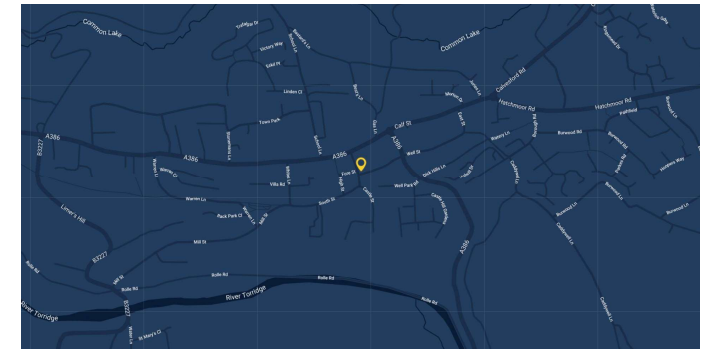
## Have a property to sell or let?

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.

Please do not hesitate to  
contact the team at Bond  
Oxborough Phillips Sales &  
Lettings on

**01805 624 426**

for a free conveyancing  
quote and mortgage advice.



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