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Changing Lifestyles

61 Lagoon View
West Yelland
Barnstaple
Devon
EX31 3LE

Guide Price: £299,950 Freehold



Changing Lifestyles

01271 371 234
barnstaple@bopproperty.com

61 Lagoon View, West Yelland, Barnstaple, Devon, EX31 3LE

A CHARMING DETACHED HOME OFFERING DUAL-OCCUPANCY POTENTIAL



- 4 Bedrooms (1 Ground Floor with En-suite - ideal for a dependant relative)
- Spacious Living Room with southerly facing picture window
- Kitchen / Dining Room with garden access
- Generous rear garden with lawn, patio, mature shrubs & garage access
 - Off-street parking & Single Garage
 - Peaceful end-of-cul-de-sac position



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Occupying a peaceful end of cul-de-sac location in the picturesque coastal village of Yelland is this 4 Bedroom detached house offering dual occupancy potential and sizeable gardens. 61 Lagoon View also possesses a garage and off-street parking, whilst also requiring some decorative modernisation inside. Properties of such potential within this location truly are a rarity, so please don't miss out and call our office to arrange an early viewing.

An Entrance Porch welcomes you into the home with a door into the spacious Living Room, boasting ample space for sizeable furniture and a southerly facing picture window.

An Inner Hallway provides access to the Kitchen / Dining Room and downstairs Bedroom. The Bedroom has an En-suite Shower Room and lends itself to housing a dependant relative. The Kitchen / Dining Room features an array of cupboards and drawers, plumbing for a washing machine, space for a fridge / freezer, a stainless steel sink inset into the worktop and a 4-ring gas hob with an electric oven below and an extractor over. There is ample room for a dining table and chairs and there is a door to the rear garden.

There are 3 Bedrooms on the first floor, all with built-in storage, and a 3-piece Bathroom.

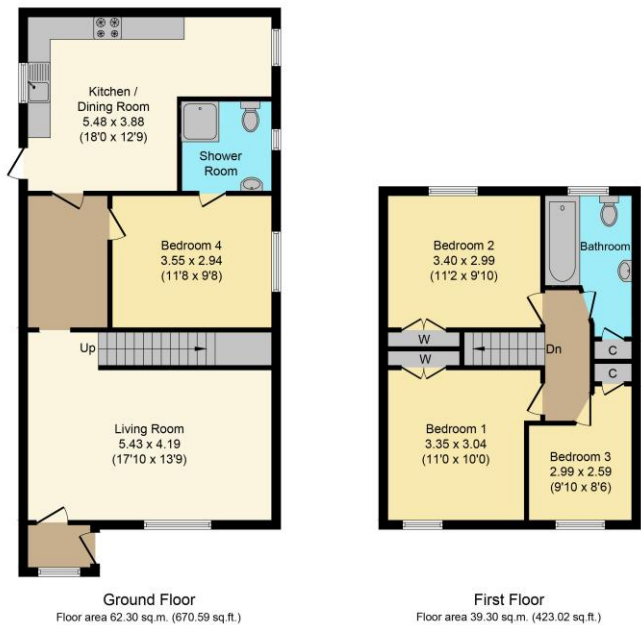
To the front of the house are lawned gardens and a Garage with off-road parking in front, whilst to the rear is a generous sized garden consisting of lawned gardens, an array of flowers and shrubs, a paved patio seating area and a side door into the garage.

Council Tax Band

C - North Devon Council



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Directions

Directions to this property can be easily found by using What3words: <https://w3w.co/digitally.blunt.eyelashes>

From Barnstaple Town Centre, proceed over the Long Bridge and up Sticklepath Hill following the A3125 towards Bickington / Fremington. At The Cedars roundabout, take the second exit following signs for Bickington / Fremington on Bickington Road / A3125. Proceed through the village of Bickington. Continue onto Mill Hill / B3233. Continue onto Yelland Road / B3233. Upon reaching Yelland, take the left hand turning into Lagoon View. Follow the road towards the far end to where number 61 will be located amongst a small selection of properties at the end of the cul-de-sac on your right hand side.

Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01271 371 234 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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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