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Changing Lifestyles

Flat 2 Estuary View
West Yelland
Barnstaple
Devon
EX31 3HL

Offers Over: £200,000
Share of Freehold



Changing Lifestyles

01271 371 234
barnstaple@bopproperty.com

A DELIGHTFUL GROUND FLOOR FLAT

- 2 double Bedrooms
- Prime location - near to the village of Instow
- Bright & spacious accommodation throughout
 - Newly re-decorated & re-carpeted
- Driveway & allocated off-road parking
- Well-maintained gardens with owners maintaining their own section
 - No onward chain



Yelland is a small village between Fremington and Instow. It shares amenities with Fremington and Instow and benefits from stunning views of the whole Estuary and Saunton Burrows. The Tarka Trail also runs close by if you enjoy cycling or walking. Yelland even has its own shipwreck and two quays that are worth a light evening walk to.

Yelland is also within close driving distance of the Atlantic Highway (A39) that is the main feeder route across the region leading to Wadebridge in Cornwall to the south-west and to the M5 by Tiverton in the east. A bus service provides access to North Devon's 'capital', Barnstaple. Bus users can also reach Westward Ho!, Bideford, Braunton, Appledore, Croyde, Okehampton, Holsworthy, Great Torrington and Ilfracombe.



Flat 2 Estuary View, West Yelland, Barnstaple, Devon, EX31 3HL

Situated in a perfect location on the edge of the popular village of Instow is this delightful, 2 double Bedroom Ground Floor flat with its own private access, a driveway providing off-road parking for several vehicles and an additional allocated parking space surrounded by gardens which are well-maintained.

The property is bright and spacious throughout and has been newly re-decorated and re-carpeted.

The property is being sold with no onward chain and would suit a first time buyer, a buy-to-let investor or anyone seeking a lock-up-and-leave holiday bolthole.

Lounge - 14' x 12'2" (4.27m x 3.7m)

A bright and light Lounge with UPVC double glazed window overlooking the front elevation with views of open fields. UPVC double glazed opaque front door. Radiator, newly fitted carpet, thermostat controls, TV point.

Kitchen - 11'6" x 8'3" (3.5m x 2.51m)

A modern fitted Kitchen with matching wall and floor units comprising a mix of cupboards and drawers with worktop over and inset stainless steel sink and drainer. Tiled splashbacking. Space for cooker with extractor canopy over. Space and plumbing for washing machine, space for freestanding fridge / freezer. Power points, radiator, vinyl flooring. Window and door to Rear Porch.

Rear Porch

UPVC double glazed window and door to rear elevation. Tiled flooring.

Bedroom 1 - 12'1" x 11' (3.68m x 3.35m)

A light and bright, spacious double Bedroom with UPVC double glazed window overlooking the front elevation enjoying views over open fields. Radiator, newly fitted carpet, TV point, power point.

Inner Hallway

Built-in airing cupboard housing linen shelving and gas fired boiler supplying central heating and hot water. Fitted carpet, gas meter.

Bedroom 2 - 10'11" x 10'11" (3.33m x 3.33m)

A spacious and light double Bedroom with UPVC double glazed window overlooking the rear elevation towards gardens and woodland. Radiator, newly fitted carpet, telephone point, TV point.

Shower Room - 7'8" x 5'1" (2.34m x 1.55m)

Electric shower with fully tiled surround, WC and hand basin with tiled splashbacking. Chrome heated towel rail. Extractor fan, hand rail, non-slip flooring. UPVC double glazed opaque window.

Outside

To the front and rear of the property there are gardens with the present owner maintaining the garden and gravelled area to the front of the property. There is allocated parking a short distance away.

The property has a small outside covered storage area for recycling bins / boxes.

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Lease Details

The apartment was constructed in 1967 and each owner owns a 25% share of the Freehold.

All costs for repairs or maintenance works are divided equally between the 4 apartments (25% each).

The remaining balance of a 100-year Lease remains which commenced in 1967. In 2007, a deed of variation was granted to extend the original Lease by another 50 years so, effectively, the balance of a 150-year Lease now remains.

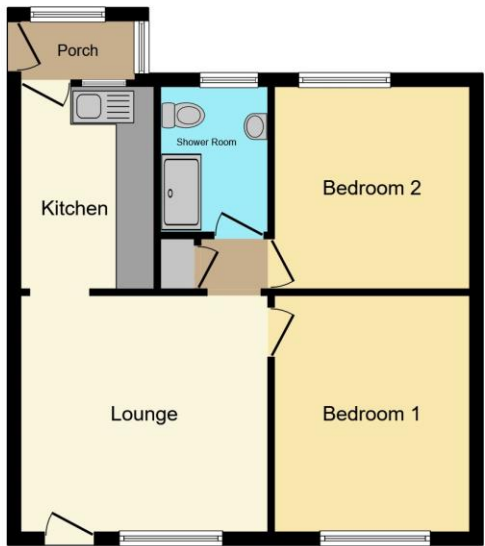
Council Tax Band

B - North Devon Council

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Floor Plan

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	72	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Directions

From our Office in Barnstaple proceed up Sticklepath Hill and follow the signs for Bickington / Fremington / Yelland. Proceed through the villages of Bickington and Fremington and upon leaving Yelland and prior to the village of Instow, Flat 2 Estuary View will be found on your right hand side with a For Sale board and numberplate clearly displayed. An agent will meet you outside the building.

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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