



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

2 Ballards Grove  
West Yelland  
Barnstaple  
Devon  
EX31 3EP

**Guide Price: £260,000 Freehold**



Changing Lifestyles

01271 371 234  
barnstaple@boproperty.com

## 2 Ballards Grove, West Yelland, Barnstaple, Devon, EX31 3EP

### A SEMI-DETACHED BUNGALOW REQUIRING MODERNISATION THROUGHOUT



- 2 double Bedrooms

- Generous Conservatory / Dining Room enjoying views over the private garden

- No onward chain

- Single Garage

- Potential to create off-road parking

- Spacious rear garden offering scope for enhancement

- This is a fantastic opportunity to create a wonderful home in a desirable location

- Viewing is highly recommended to appreciate the full potential on offer



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.



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## Changing Lifestyles

**Nestled in a sought after cul-de-sac is this 2 double Bedroom semi-detached bungalow offering an exciting opportunity for modernisation throughout.**

**With well-proportioned living space, the property features a welcoming Entrance Porch extension to the front and a generous Conservatory / Dining Room to the rear, enjoying views over the private, sun-filled garden.**

**A true blank canvas, this bungalow is offered with no onward chain, making it an ideal prospect for buyers looking to personalise. The front garden presents the potential to create driveway parking, while the spacious rear garden offers further scope for enhancement. Additionally, a separate Single Garage within the cul-de-sac provides further possibilities, with space to the side for a potential extension, subject to planning permission, along with driveway parking to the front.**

**This is a fantastic opportunity to create a wonderful home in a desirable location. Viewing is highly recommended to appreciate the full potential on offer.**

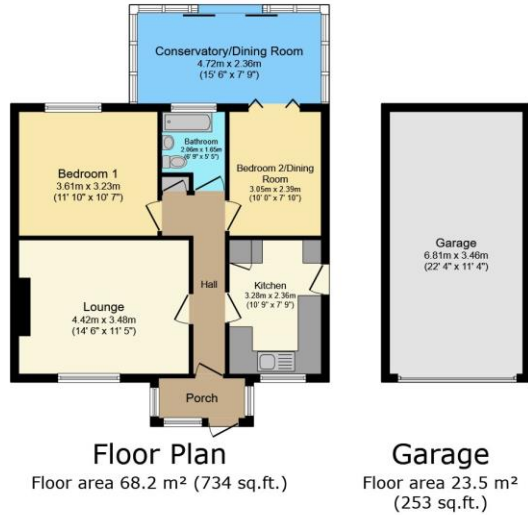
### **Council Tax Band**

B - North Devon Council



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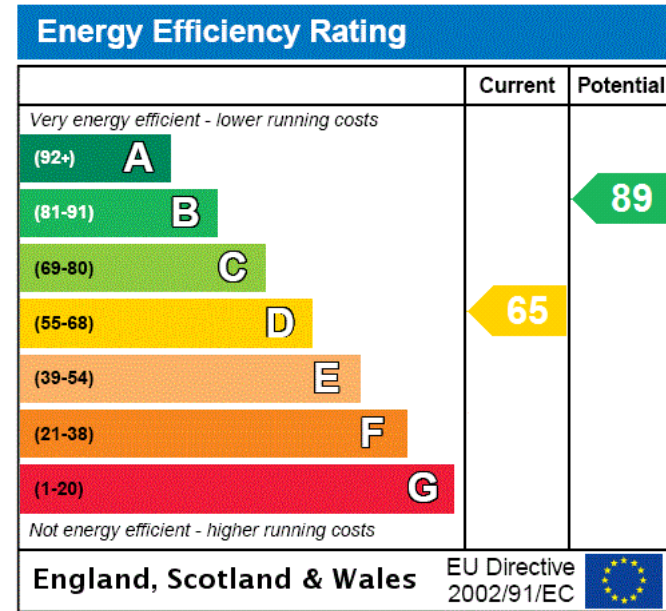
TOTAL: 91.7 m<sup>2</sup> (987 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



## 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.



## Directions

Directions to this property can be easily found by using What3words: <https://w3w.co/shocks.fights.connects>

From Barnstaple Town Centre, continue over the Long Bridge and up Sticklepath Hill. At the roundabout, continue straight on to the next roundabout where continue straight on signposted Bickington / Fremington. Continue through the villages and upon reaching Yelland and passing Pottery Lane, take the next left hand turning into Ballards Crescent. Take the next right hand turning and continue along this road bearing around to your left into Ballards Way. Continue for a short distance into Ballards Grove. Number 2 will be clearly identified with a For Sale board and numberplate clearly displayed.

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.