

for sale



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1 Lagoon View  
West Yelland, Barnstaple,  
North Devon. EX31 3LD



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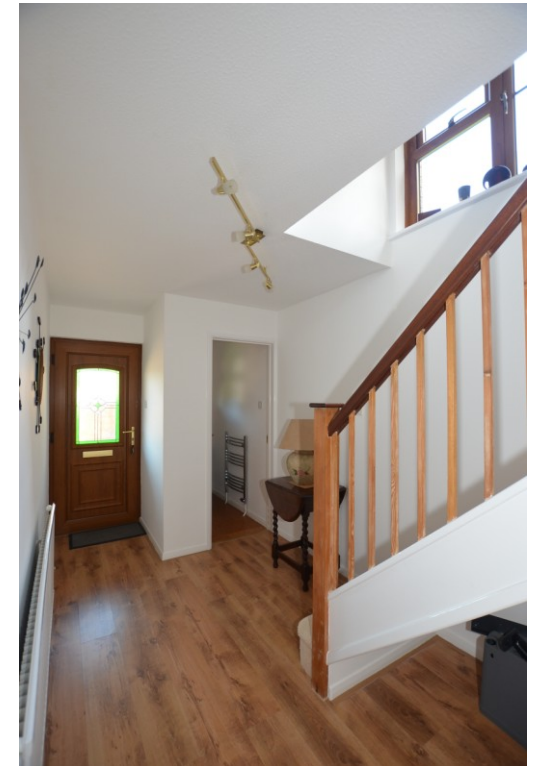
1 Lagoon View  
West Yelland,  
Barnstaple,  
North Devon.  
EX31 3LD

Price Guide  
**£329,950**

**A very well appointed, extended and fully detached 4 bedroom former show house, owned by the current owners since it was built in the late 1980's.**

- \* Entrance Hallway \* Cloakroom
- \* Lounge \* Dining Room \* Fitted Kitchen \* Snug \* Utility Room
- \* 4 bedrooms (3 are doubles) \* En Suite \* Family Bathroom
- \* PVCU Double Glazing \* Gas Radiator Central Heating
- \* Large Double Car Port/Garage \* Ample Parking
- \* Level enclosed gardens front and rear

**Viewing is strongly recommended and being sold with no onward going chain**



**Directions:** Lagoon View is located on the southern side of the B3233 (which is the old road coastal connecting Bideford and Barnstaple) between the villages of Instow and Fremington.



## SITUATION

1 Lagoon View, is conveniently located in West Yelland which in turn is situated between the principle North Devon towns of Bideford and Barnstaple which are served by a very regular bus service. North Devon's regional centre Barnstaple, offers a good selection of high street and precinct shops, theatre, a number of restaurants, hotels and public houses, primary and secondary schooling and the Petroc College, out of town shopping and further amenities. The town is connected with the M5 motorway via the A361 North Devon Link Road and is approximately a one hour drive away as is Tiverton Parkway mainline railway station (which connects with London Paddington). The regional airport is Exeter with Bristol a little further afield. Sporting and recreational facilities are readily available and include leisure centre with swimming pool and The Tarka Tennis Centre also in the area are the popular sandy surfing beaches of North Devon located at Saunton, Croyde, Woolacombe, Putsborough and Westward Ho!.

Not far away is the village of Instow which offers a good selection of local amenities, choice of pubs, hotel, delicatessen, tea rooms, a sandy beach and yacht club. Fremington village is also not far away and offers a good alternative selection of amenities which include post office, village shop, hairdressers, pubs and restaurant. Both villages have primary schools. Secondary schools and colleges are available in Bideford and Barnstaple. The nearest Golf courses are at Barnstaple, Torrington, Westward Ho! and Saunton. The nearby Tarka Trail, which extends around the Taw Torridge estuary, is always popular with walkers and cyclists alike as is the picturesque Exmoor National Park and the South West Coast Path. Exeter is an hour long train ride along the picturesque Tarka Line connecting Barnstaple with the main line at Exeter. The A39 Atlantic Highway and the A361 North Devon Link road are both easily accessible.

## THE PROPERTY

This very well appointed modern detached house was originally built in the late 1980's by NHBC registered builders Pearce Construction and was initially used as the show house for the development. The property has been altered over the years and now boasts a two storey side extension which was added in the early 1990's, double car port/garage and ample driveway parking. The property occupies a surprisingly private location set back from the estate road with a large parking area and enclosed south facing garden to the rear. 1 Lagoon View has been in the same ownership since new and has provided a great family home and is only offered for sale as the owners are downsizing in preparation for retirement. The property still has undoubted potential for further extension subject to planning.

**Viewing strongly recommended and no onward going chain**

**Accommodation briefly comprises (with all measurements being approximate):**

Inset partially double glazed PVC **Front Entrance Door** leading to

**Entrance Hall** with radiator and staircase off

**Cloakroom:** with low level WC, wash basin, ladder radiator and side window

**Lounge:** 16' 11 x 11' 6 (5.15m x 3.50m) including deep bay window overlooking front garden, leaded side window and radiator

**Kitchen:** 11' 0 x 8' 9 (3.35m x 2.67m) fitted with a range of units extending to 3 walls with base and eye level cupboards, built in dish washer, space for fridge freezer, built in electric hob and oven with extractor above, worktops with inset sink and drainer with mixer tap and outlook over the rear garden.

**Dining Room:** 10' 9 x 9' 4 (3.28m x 2.84m) with radiator and outlook to rear (this room could be knocked through to the kitchen to make a very impressive family room backing on to the rear garden).

**Snug:** 11' 3 x 10' 7 (3.43m x 2.23m) max ('L' shaped room) with French doors off to rear garden, additional side window and radiator

**Utility Room:** 7' 5 x 6' 0 (2.26m x 1.83m) with base and eye level cupboards, plumbing for washing machine, wall mounted 'Worcester' gas fired central heating boiler and door to outside

Staircase to first floor **Landing:** with return balustrade, side window, linen cupboard and access to loft

**Bedroom 1:** 12' 7 x 9' 6 (3.83m x 2.90m) plus door recess and 2' 2 (0.66m) deep flush built in wardrobe cupboard, radiator and outlook to the rear

**En Suite:** with wash basin, shaver point and shower with screen door and Mira shower

**Bedroom 2:** 10' 8 x 10' 1 (3.25m x 3.07m) with shelved recess, radiator and outlook to the front

**Bedroom 3:** 8' 4 x 7' 7 (2.54m x 2.31m) with outlook to the front and radiator

**Bedroom 4:** 11' 1 x 10' 7 (3.38m x 3.22m) a dual aspect room with outlook to front and rear, loft hatch, built in wardrobe and radiator.

**Bathroom:** with suite comprising panel bath with mixer taps and splash back, pedestal wash basin, WC with concealed cistern and corner shower with sliding doors and electric Mira shower unit, ladder radiator and shaver point.

**OUTSIDE:** The property enjoys a good degree of privacy being set back from the road with recently brick paved driveway providing ample parking and access to

**Double Bay Car Port/Garage:** 18' 3 x 18' 1 (5.56m x 5.51m) with concrete hard standing, loft space, power, light and water

**Garden:**

The front garden is laid to grass with mature shrubs and pathway leading to front door. The garden extends to the rear of the car port and around to the side of the house. A pathway leads around to the rear garden which is fully enclosed by mature hedging, again the rear garden is laid to grass with small deck, patio area, fruit cage, fruit tree and further shrubs, plus useful shed.

**Services:** Mains electricity, gas, water and drainage.

**Council Tax:** Currently Band 'D'

**To arrange a viewing please contact**

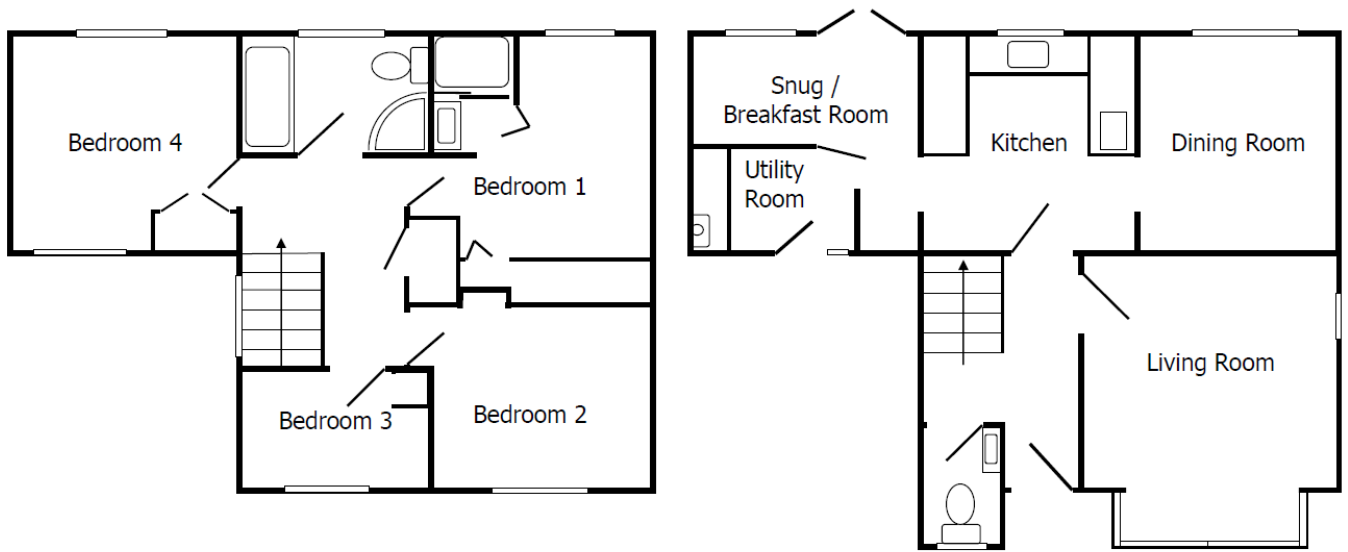



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		84
(69-80)	<b>C</b>	70	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 	

This floor plan is to assist and for guidance only, it is not to scale and the layout cannot be relied upon for accuracy.

Address:  
1 Lagoon View



