



BRIGHTS
ESTATE AGENTS



5 BALLARDS GROVE, WEST YELLAND, BARNSTAPLE. EX31 3EP
GUIDE: £295,000

Detached and very well kept three bedroom bungalow having a double garage, low maintenance rear garden and being nicely positioned within a quiet cul de sac in this popular village situated not far from Bideford and Barnstaple.



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Ballards Grove is a small cul de sac of just 5 bungalows that form part of a 1960's/70's development including Ballards Way, Ballards Crescent, Linscott Crescent and Littlemoor Close. Forming part of West Yelland and the electoral division of Fremington which is within the North Devon Constituency. Situated approximately 1.5 miles from the river estuary village of Instow, very popular for its sandy dunes and beach, small selection of shops, hotel and pubs/restaurants. The larger village of Fremington is approx. 2 miles distant with the property sitting equidistant from North Devon's principal towns of Bideford and Barnstaple of approx. 4.5 miles. The development is set off the B3233 where bus services are available and there are a choice of junior and secondary schools within the aforementioned villages and towns.

Access to the North Devon Link road within a few miles allows ease of communication to the M5 Motorway and rail connections (approx. 45 miles).

DIRECTIONS: From Bideford proceed on the old route to Barnstaple passing through Instow village. After a further mile or so and coming into Yelland take the turning into Ballards Crescent which will be seen on the right-hand side. Follow the road around to the right until the very end where Number 5 Ballards Grove will be seen on the right hand side.

SERVICES: Mains water, drainage, gas and electricity connected.

TENURE: Freehold.

COUNCIL TAX: C.

ACCOMMODATION (All measurements are approximate):

FULLY ENCLOSED ENTRANCE PORCH: With quarry tiled floor.

RECEPTION HALL AND INNER HALL AREAS: Radiator. Airing cupboard with foam lagged hot water cylinder, electric immersion heater and hot water/heating programmer. Large hatch to roof space with foldaway access ladder.

LIVING ROOM: 6.06m x 3.54m narrowing to 3.01m (19'10" x 11'7" narrowing to 9'10"). Living flame coal effect gas fire with back boiler. Radiator. Dual aspect including sliding patio doors to the rear.

KITCHEN: 2.67m x 2.6m (8'9" x 8'6"): White silk finished base and wall storage cabinets. Integrated electric hob and double oven. Single drainer stainless steel sink unit. Working surfaces. Part tiled walls. Serving hatch to dining area. Vinyl flooring and radiator. Door to:

CONSERVATORY: 2.97m x 2.71m (9'9" x 8'10"): uPVC Double glazed plus double doors to garden beneath a polycarbonate lean to roof. Vinyl flooring.

FRONT BEDROOM ONE: 3.31m x 3.1m (10'10" x 10'2"): Radiator and fitted carpet.

REAR BEDROOM TWO: 2.97m x 2.7m (9'9" x 8'10"): Radiator and fitted carpet.

FRONT BEDROOM THREE/STUDY: 2.81m x 2.37m (9'2" x 7'9"): Radiator and fitted carpet.

SHOWER ROOM: 1.92m x 1.64m (6'3" x 5'4"): Vanity wash basin with integrated low level WC. Corner shower cubicle. Part lined aqua wall boarding. Vinyl flooring.

EXTERNALLY: Set upon a level corner plot with open plan lawns to front and side and a detached garage block with 2 single units with up and over doors - 5.05m x 2.45m (16'6" x 8') plus uPVC double glazed door to rear.

ATTACHED LAUNDRY/UTILITY: 2.44m x 1.53m (8' x 5'): Plumbing for automatic washing machine. Single drainer stainless steel sink unit.

There are side entrances to the rear fully enclosed and predominantly paved garden established for ease of maintenance. Wooden store shed.



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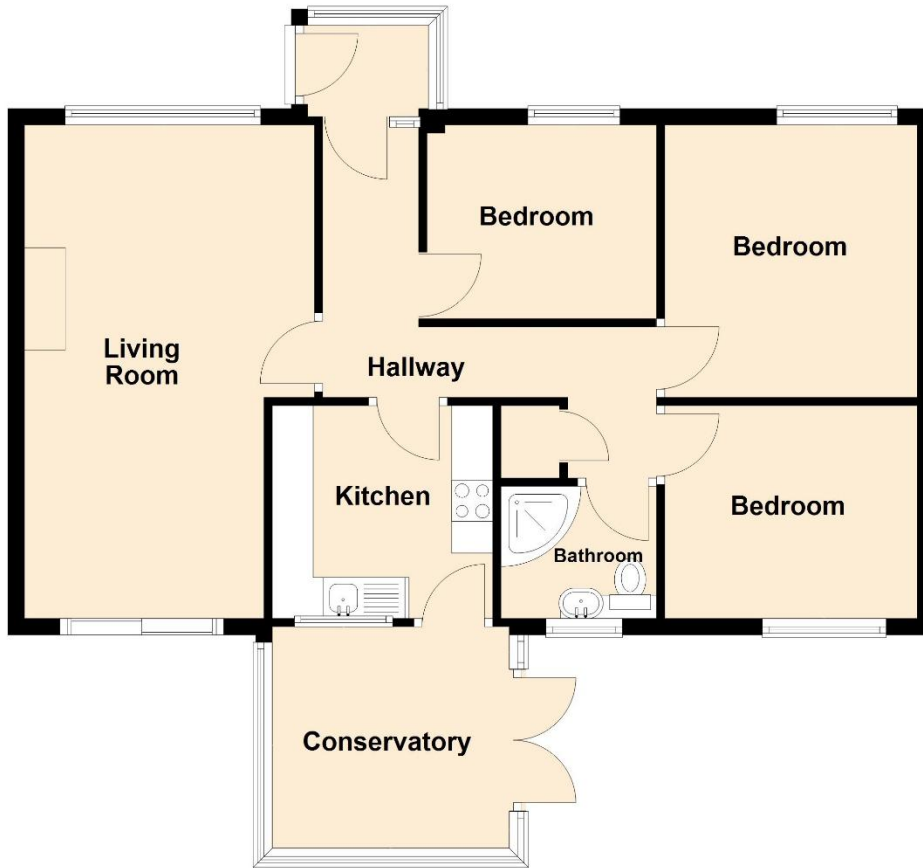


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Ground Floor

Approx. 75.5 sq. metres (812.9 sq. feet)



NOT TO SCALE - FOR IDENTIFICATION ONLY

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Chartered Valuation Surveyors, Estate Agents and Auctioneers. Est. 1982

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