



23 Drake Avenue  
Yelland, Barnstaple, Devon EX31 3GN

Price Guide: £310,000

A superb single-storey detached 2 bedroom property amass with natural light and open plan space – perfect for modern day living.

The bungalow boasts floor to ceiling glass windows and doors to the south-facing front which brings in an extraordinary level of natural warmth and light.

There is fabulously equipped kitchen, a lounge area with direct access to the garden, 2 double bedrooms with storage and a bathroom with access from the hall and main bedroom – all with electric underfloor heating).

The property is fully detached and sits privately in its own generous plot with timber gates, long driveway and south-facing lawn and patio garden – perfectly orientated with plenty of roof space for solar PV panels. \*There is also a strip of land beyond the east wall that also belongs to the property and could easily be incorporated to enlarge the garden if desired.

This property sale represents a unique opportunity to acquire a modern/ECO home.



Yelland and its location is ideal for those looking to be within walking distance of the Tarka Trail and the beautiful waterside villages of Instow and Fremington Quay with an excellent bus service between Bideford and Barnstaple.

**Services:** Mains electric, water & drainage. – Daikin Air Source heat pump providing renewable central heating (underfloor heating), hot water & underfloor heating.

**Energy Performance Rating:** C

**Council Tax Band:** C

**Tenure:** Freehold

**Directions:** If travelling from Bideford, head towards the Heywood Roundabout and take the 3<sup>rd</sup> exit, leaving towards the bridge. Once over the bridge, take the left before the lights and then take the second exit. Following this round, continue through Instow towards Fremington. Turn right into Allenstyle Road, follow this round and the take the left hand turn which continues into Drake Avenue.





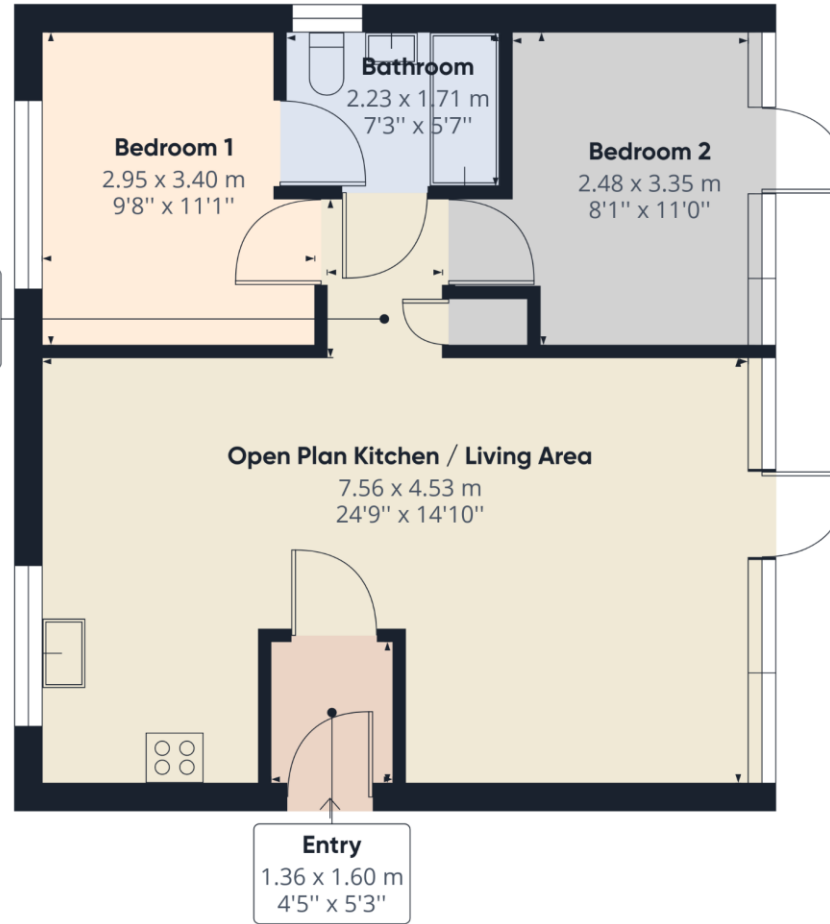
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Approximate total area<sup>(1)</sup>  
59.63 m<sup>2</sup>  
641.84 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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**MONEY LAUNDERING REGULATIONS** Intending purchasers will be asked to produce identification documentation at the point of sale and we would ask for your co-operation in order that there will be no delay in progressing a sale. Proof of funding will also be required once an offer has been accepted.

These particulars have been prepared for guidance only. We have not carried out a detailed survey, not tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that the contents shown are included in the sale.

