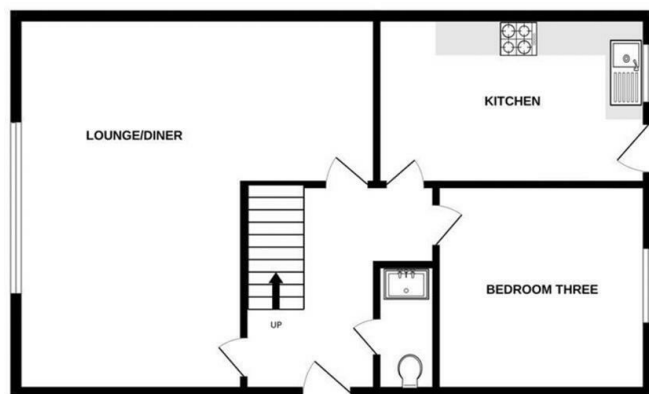
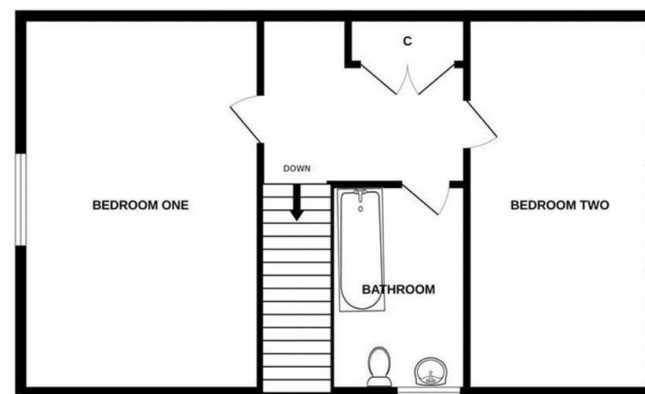


GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Large 3 DOUBLE Bed Property

14 Littlemoor Close, West Yelland, Barnstaple, EX31 3HW

Guide Price

**£310,000**

- A Spacious 3 DOUBLE Bedroom Property
- Far Reaching Views Towards The Estuary & Beyond
- Garage & Parking For 2 Cars
- Peaceful Location - Close To Instow
- Level, Private & Enclosed Gardens
- No Onward Chain
- MUST BE VIEWED

## Directions

Heading out of Barnstaple passing through the villages of Bickington and Fremington, reaching Yelland and heading towards Instow. Take the left turning clearly signposted Ballards Crescent, once into the cul-de-sac take the first right follow this road as it takes you to the top of Ballards Way then turn right into Little Moor Close. Follow the road for a short distance some 300 yards where the property is located on the right hand side with for sale board and number clearly displayed.

**Looking to sell? Let us  
value your property  
for free!**

**Call 01237 879797**

**or email [bideford@phillipsland.com](mailto:bideford@phillipsland.com)**

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A well-appointed RENOVATED detached 3 DOUBLE bedroom chalet bungalow, ideally located in a quiet and highly desirable residential area of Yelland just moments away from INSTOW.

This beautifully presented home has undergone tasteful improvements throughout, offering both comfort and style in equal measure. With its versatile layout and generous proportions, this property is ideal for families or those seeking extra space to retire to - also with a rather handy ground floor double bedroom.

Upon entering, you're welcomed by a bright hallway with useful understairs storage, setting the tone for the well-planned accommodation that follows. The heart of the home is the spacious lounge and dining area, a large, inviting space that enjoys an outlook over the front garden. It offers ample room for both relaxation and hosting, creating a flexible and comfortable living environment.

The recently modernised kitchen is a true highlight, designed with both practicality and style in mind. It features many storage units, integrated appliances, ample preparation surfaces, a perfect spot for those of you tat enjoy home cooking. Along with direct access to the rear garden —ideal for those who enjoy dining alfresco.

The ground floor also includes a well-sized double bedroom with views over the rear garden, as well as a modern downstairs WC with a wash hand basin and vanity unit.

Upstairs, the property continues its spacious fashion with two further generous double bedrooms. Both are bright and airy, with Velux and standard windows that fill the rooms with natural light. Each bedroom also benefits from handy eaves storage, ideal for keeping the living space clutter-free. You can enjoy a far reaching view out of some of the windows towards and over the estuary with RMB Chivenor base in the distance.

The family bathroom is fully tiled and neatly finished, featuring a bath with shower over, WC, wash basin, and a heated towel rail.



Externally, To the front of the property is a easy to maintain front garden. The rear garden is private and similarly low maintenance, laid mainly to lawn and decorative chippings—ideal for outdoor entertaining or enjoying a peaceful afternoon. A driveway to the side provides tandem off-road parking for one to two vehicles, leading to a garage with an up-and-over door, power, and lighting.

This is a property that truly needs to be seen to appreciate what's on offer. An excellent peaceful location close to the coast, bus route, Tarka Trail and excellent footpaths. Be sure to contact our Bideford team for more information and to arrange a viewing appointment.

The bus stop within walking distance together with Tarka Trail and popular costal village of Instow. The bus route gives excellent and frequent access to both towns Bideford and Barnstaple. Barnstaple has a railway connection to Exeter and beyond.

## Room list:

### Entrance Hall

**Lounge/Dining Area**  
6.05m x 5.21m (19'10" x 17'1")

**Kitchen Breakfast Room**  
2.72m x 3.78m (8'11" x 12'4")

**Bedroom 1**  
3.68m x 3.33m (12'0" x 10'11")

**Bedroom 2**  
3.68m x 2.69m (12'0" x 8'9")

**Bedroom 3 (Ground Floor)**  
3.20m x 2.84m (10'5" x 9'3")

**Family Bathroom**  
1.90m x 1.86m (6'2" x 6'1")

## Services

All mains connected

## Council Tax band

C

## EPC Rating

C

## Tenure

Freehold

## Viewings

Strictly by appointment with the Phillips, Smith & Dunn Bideford branch on 01237 879797 Or, out of hours contact Edward on 07772363674

