



3 Bed House - End Terrace
9 South View, Bratton Fleming, Barnstaple, Devon, EX31 4TQ

Asking Price

£235,000

- Views Out Across Surrounding Fields
- Front and Rear Gardens
- Sought after Location
- Communal Parking Nearby
- Village Shop and Post Office
- Short Drive to Exmoor

Directions

From Barnstaple continue out of the town north on the Goodleigh and Bratton Fleming Road, continue along for approximately 8 miles and upon reaching the village of Bratton Fleming continue up hill past the village shop for 400m. On the left shall be a sign for Beara Lane. Upon turning onto Beara Lane, follow down for 50 metres and on your right shall be South View which leads up to Communal Parking situated nearby to the property.

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Room list:

Entrance Hall

Lounge

5.46m x 3.25m (17'11" x 10'8")

Kitchen/Diner

5.46m max x 4.06m max (17'11" max x 13'4" max)

Rear Lobby

WC

Bedroom 1

3.73 x 3.14 (12'2" x 10'3")

Bedroom 2

3.73 x 3.24 (12'2" x 10'7")

Bedroom 3

2.46 x 2.36 (8'0" x 7'8")

Bathroom

Separate WC

Overview

Situated in this most popular North Devon village is this 3 bedroom end of terrace home. The property presents an inviting entrance hall leading through to the L-shaped kitchen/dining room that is thoughtfully designed, boasting a variety of wall and base units complemented by practical work surfaces. The dining space is generously proportioned, offering room for a dining table and chairs, accompanied by a front-facing window that fills the area with natural light. Additionally, there is a convenient rear lobby and cloakroom, complete with a toilet and wash hand basin. The dual-aspect lounge is a highlight of this home, showcasing a charming feature fireplace and a wood burner, creating a cozy and inviting atmosphere.

Walking up to the first floor reveals three bedrooms, all equipped with fitted cupboards. Two of these bedrooms are generously sized doubles, while the third bedroom is a comfortably sized single with a pleasant outlook over the garden and neighbouring field. The bathroom has panelled bath with a shower overhead and a wash hand basin and for added convenience, there is a separate toilet.

Bratton Fleming offers a friendly community with a local village shop, sports club and primary school all within walking distance. Also within a short drive you are immersed within the gorgeous rolling hills of Exmoor offering a vast selection of walking routes and picturesque views. Alternatively you are within 8 miles of Barnstaple which offers a large selection of shops, restaurants and various leisure clubs. Within 30 minutes you could be strolling the idyllic coastline and beaches that North Devon has to offer.

Outside

Outside to the front of the property is a pedestrian path, lawned front garden and on the roof are solar panels that are owned outright. Side pedestrian access takes you to the rear where there is an enclosed garden with a lawned area and patio ideal for al-fresco dining. The rear garden backs onto an open field giving the feel of openness. Parking is provided via the communal parking area for all residents.



Services

Mains water, drainage and electric connected

Council Tax band

B

EPC Rating

E

Tenure

Freehold

Viewings

Strictly by appointment with the Phillips, Smith & Dunn Barnstaple branch on 01271 327878

