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5 Bed House - Semi-

Landview Bratton Fleming, Barnstaple, Devon, EX31 4TJ

PCM
£1,400 PCM

- Popular Village
- Stunning Views
- Parking
- Spacious 5 bed house
- Modern Kitchen/Bathrooms
- Pets Considered

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Overview

Landview is situated in an elevated position within the sought after village of Bratton Fleming. The property itself occupies an excellent position affording splendid North Devon countryside views alongside large and spacious accommodation.

Internally the accommodation comprises of: Entrance porch, Utility/WC with space and plumbing for appliances, base units with inset single drainer sink, WC and wash hand basin. From the porch the front door takes you into the entrance hall with stairs to the first floor. The sitting room is a spacious room with a window to the front elevation and a feature fireplace. The large kitchen/dining room is an impressive size boasting an ample range of wall and base units with working surfaces over, inset Belfast sink, range cooker and ample space for a dining table.

On the first floor are 3 good size double bedrooms with bedrooms 1 and 2 both having delightful views across the village to the countryside. The family bathroom has been refitted to a high standard and comprises of a 4 piece suite to include shower cubicle, low level WC, wash hand basin and roll top bath.

Stairs take you the second floor where there are two further bedrooms again with fantastic views and bedroom 4 has an en-suite shower room.

Services

Type your text here

Council Tax band

D

EPC Rating

Tenure

Viewings

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



Outside

Outside the property is accessed via a secure gate leading to the off road parking. Side access takes you to the rear garden that has a variety of shrubs and plants and oil tank. Bratton Fleming is a thriving village standing on the extreme fringes of the Exmoor National Park, lying 6 miles north east of Barnstaple and offering a good selection of community facilities including post office and store, primary school together with a well supported sports/social club. There is also a millennium green for recreational purposes. A regular bus service operates to Barnstaple town centre.

Room list:

Entrance Porch

Utility/WC

4.06m x 1.60m (13'04 x 5'03)

Entrance Hall

Sitting Room

4.01m max x 3.91m max (13'02 max x 12'10 max)

Kitchen/Dining Room

7.01mn x 3.23m (23'00n x 10'07)

Bedroom 1

3.78m x 3.63m (12'05 x 11'11)

Bedroom 2

3.58m x 3.30m (11'09 x 10'10)

Bedroom 3

3.38m x 2.74m (11'01 x 9'00)

Bathroom

Second Floor Landing

Bedroom 4

4.29m max x 2.90m max (14'01 max x 9'06 max)

En-Suite Shower Room

Bedroom 5

4.29m max x 2.26m (14'01 max x 7'05)

