



4 Bed Semi - Detached House

18 Cutterburrow Lane, Branton, North Devon, EX33 1FB

£1,500 PCM

- Popular Location
- Rent - £1500pcm
- Garden
- Large Family Home
- Pets Considered
- 2 Parking Spaces
- Four Bedrooms
- Modern Kitchen



Description

Nestled on the charming Cutterburrow Lane, this delightful semi-detached house presents an excellent opportunity for families seeking a comfortable and spacious home. Boasting four well-proportioned bedrooms, this property is perfect for those who value both space and functionality.

Upon entering, you are welcomed into a generous reception room. The layout of the house ensures a seamless flow between the living areas, creating a warm and inviting atmosphere. There is a downstairs cloakroom for convenience.

The property features a modern bathroom and master with en-suite.

Outside, the property benefits from parking for two vehicles.

Situation

This three story family home is located in a popular residential area of Braunton, conveniently close to Tesco and other local amenities. With stunning rear views across the protected corn fields & the coast beyond this property is ideally situated close to Barnstaple Town Centre for all Shopping & Leisure requirements, and also coastal villages for seaside living. Braunton itself offers an array of local shops, restaurants, schools, doctors & all necessary amenities making it an ideal base for Family living. This stunning property would suit a large family, who enjoys open plan easy living. The property benefits from four well sized bedrooms, lounge, dining room, bath room, en suite & stunning views. This property can be provided part furnished or unfurnished and the Kitchen is provided with built in appliances.

Services

Solar panel electric & mains electric,
Geothermal Heating, Mains Water.

Council Tax

Band C

EPC Rating

EPC rating C

Viewings

Please contact the agent Phillips Smith
& Dunn on 01271 327919





Outside

Room list:

Reception Hall

Cloakroom

Bedroom 4
3.30 x 3.10 max (10'9" x 10'2" max)

Kitchen/ Dining Room
4.45 x 2.97 (14'7" x 9'8")

First Floor Landing

Lounge
4.47 x 3.07 (14'7" x 10'0")

Bedroom 3
3.00 x 2.69 (9'10" x 8'9")

Family Bathroom

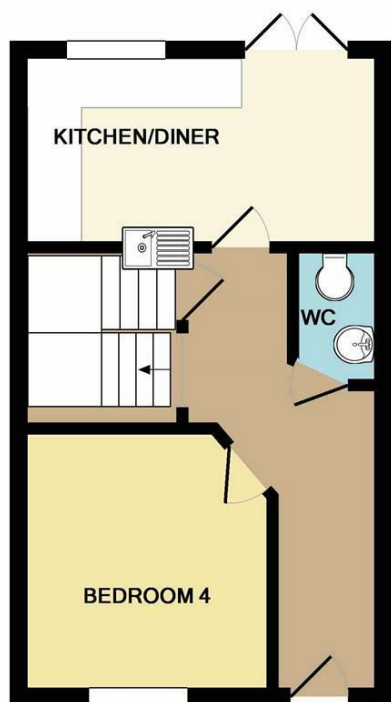
Second Floor Landing

Bedroom 2
4.47 x 3.07 (14'7" x 10'0")

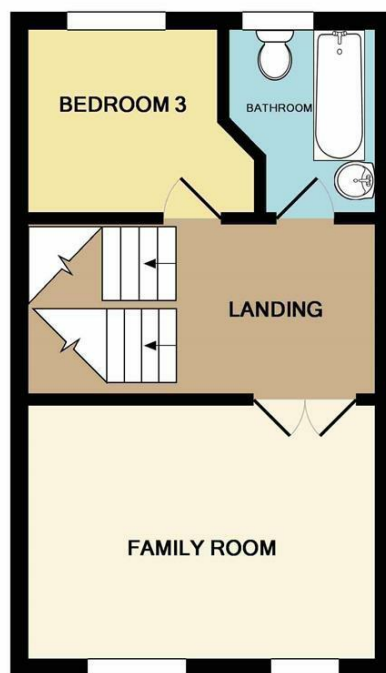
Bedroom 1
4.50 x 3.38 (14'9" x 11'1")

Ensuite

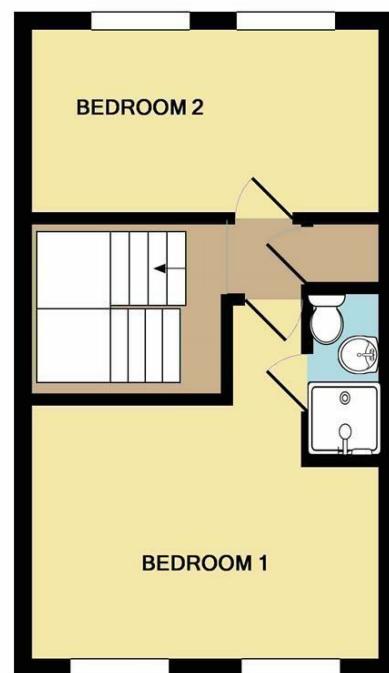
Outside



GROUND FLOOR



1ST FLOOR



SECOND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Directions

From Barnstaple continue on the A361 sign posted Braunton & prior to the Village, at the mini roundabout take the left hand turning. Upon reaching the next roundabout take the right hand turning towards Tesco's supermarket, continuing past the store & upon reaching the next roundabout take the second exit on the left where number 18 will be facing you with the door number clearly displayed.

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