



4, TOWN FARM COURT

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## Extremely Well Presented 2 Bed Character Cottage

4 Town Farm Court, Braunton, EX33 1QJ

Guide Price

**£264,950**

- Over 55's Retirement
- Sep. Shower Room
- Well fitted Kitchen
- 2 Bedrooms & 1 En Suite
- Lovely Sitting Room
- Utility & Cloakroom
- Garage Nearby
- Dining Room with French doors
- Double Glazed Windows

### Directions

From Barnstaple proceed along the A361 to Braunton. At the traffic lights in the centre of the village turn left signposted to Croyde and Saunton. Proceed along this road, passing our office on the right and a little further on at the crossroads take the turning on the right into North Street. Continue for a short distance and take the first turning left into Town Farm Court and the property will then be seen in front of you on the left hand side.

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## Room list:

### Sitting Room

4.11m max x 3.86m (13'6 max x 12'8)

### Dining Room

3.73m x 2.21m (12'3" x 7'3")

### Kitchen

3.86m x 2.54m (12'8" x 8'4")

### Rear lobby/Utility Area

### Cloakroom

1.12m x 1.07m (3'8 x 3'6)

### First floor

### Bedroom 1

3.81m x 3.20m (12'6 x 10'6 )

### En Suite Bathroom

2.97m max x 1.57m (9'9 max x 5'2)

### Bedroom 2

4.04m x 3.68m (13'3" x 12'1")

### Shower Room

2.16m x 1.30m (7'1 x 4'3)

### Garage

5.05m x 2.51m (16'7 x 8'3)

## Superbly Presented Throughout

## Convenient Location

## Must Be Viewed !

## Outside & Situation

The property fronts onto open plan communal garden stocked with a wide variety of established plants and shrubs, whilst to the rear there is a most attractive enclosed and private patio style garden designed in a continental style with barbeque. There are raised flower beds with attractive stone walling, a pergola over which grows a mature vine. There is an external power point and useful store shed. There is a garden gate leading to a pathway which leads around to the rear leading to a GARAGE which is situated only a short distance away en bloc. The communal gardens are very well maintained that surround the development which include a central seating area. There are paths which meander through the court with with attractive timber arbour and climbing plants. There is communal parking and communal bin store and clothes drying area. The property is leasehold and therefore liability is kept to a minimum as maintenance of the communal areas, the exterior of the property and building insurance is taken care of by the Housing Association which is included within the service charge

There is easy access to the village centre with its good amenities including an excellent array of local shops, stores, and numerous restaurants to include Indian restaurant, the Thai Siam restaurant and two well respected fish & chip shop, Tesco's Superstore, public houses, churches, etc. The sandy beaches at Saunton and Croyde are approximately 2+ miles to the west and are connected by a regular bus service. Saunton also boasts its excellent Golf Club with its two Championship courses. Barnstaple, the regional centre of North Devon is approximately 5 miles to the south east and here a wider range of amenities can be found as well as access to the North Devon Link Road which provides a convenient route to the M5 motorway and connecting route beyond with the Tiverton Parkway Rail link to Paddington Station.



## Overview

This is an excellent opportunity to acquire a most delightful 2 bedroom barn conversion which offers a wealth of charm and character throughout. The property forms part of the Town Farm Court development which is a mixture of converted barns, houses, bungalows and flats for those aged 55 years and over. The property is conveniently situated off North Street and therefore offers very easy access to the village centre along with its excellent amenities.

This attractive and individual cottage has been well designed and offers extremely comfortable living accommodation benefitting from sealed unit double glazed windows and modern electric heating system. There are many character features to include attractive exposed stone work, beams to ceilings along vaulted ceilings and latched doors to name a few. As you step through the front door you are welcomed into a cosy sitting room, which opens and leads through to a good size dining room, there are newly installed French doors that lead directly out into the enclosed courtyard. The kitchen has been well fitted and has a wide assortment of base and wall units attractively finished with shaker style door fronted units, there ample working surfaces with inset sink unit, electric oven, and hob. There are part tiled walls and attractive beams to ceiling. There is also the benefit of a most useful utility area with ground floor cloakroom. From the sitting room a split level staircase rises serving both bedrooms and the shower room. The master bedroom has a vaulted ceiling with exposed timbers and feature 'archer style' window that provides a pleasant focal point and view. There is a sizable en suite bathroom having been tastefully fitted with a modern suite. Bedroom 2 is also a generous double room and once again has a vaulted ceiling creating a great sense of space, furthermore to the first floor there is a 3 piece shower room comprising of corner shower enclosure low level WC and inset wash basin onto vanity unit.

The agents strongly advise an early inspection to appreciate the well planned and spacious accommodation the property offers.

## Services

Mains water, drainage and electric.

## Council Tax band

C

## EPC Rating

E

## Tenure

Leasehold. 64 years remaining. Maintenance. £184 pcm, includes upkeep communal gardens, pest control, window cleaning etc.

## Viewings

Strictly by appointment with the Phillips, Smith & Dunn Braunton branch on 01271 814114

