



**Very Deceptive Family Home**  
10 First Field Lane, Braunton, EX33 1ES

Asking Price  
**£385,500**

- 3 Bedrooms, 2 Shower Rooms
- Open Plan Kitchen, Dining Area
- Sitting Room with Bay Window
- Well Extended Family Home
- Good Size, West Facing Garden
- Convenient to Amenities & Beaches
- uPVC Double Glazing, Gas Heating
- Viewing Essential
- EPC: TBC

**Directions**  
From Barnstaple go to the very centre of Braunton. At the traffic lights and crossroads, turn left to Croyde. Continue along this road and pass The White Lion pub on the right. After the pedestrian crossing, turn left, into First Field Lane. Continue down the road and the house is the first on the right hand side.

**Looking to sell? Request a free sales valuation for your property.**  
Call 01271 814114  
or email braunton@phillipsland.com

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## Room list:

**Entrance Porch & Hall**

**Open Plan Kitchen/ Living**  
5.22 x 4 (17'1" x 13'1")

**Dining Area**  
3.83 x 3.65 (12'6" x 11'11")

**Sitting Room**  
3.83 x 3.64 (12'6" x 11'11")

**Shower Room**  
2.76 x 1.67 (9'0" x 5'5")

**Landing**

**Bedroom 1**  
3.67 x 3.31 (12'0" x 10'10")

**Bedroom 2**  
3.62 x 3.44 (11'10" x 11'3")

**Bedroom 3**  
2.42 x 2.24 (7'11" x 7'4")

**Shower Room**  
2,41 x 2.28 (6'6", 134'6" x 7'5")

**Lovely West Facing Gardens**

## Overview

We recommend viewing this attractive semi detached house to appreciate it's very deceptive nature as the property has been well extended from the rear, yet still benefits from a good size, west facing garden. This is a very comfortable family home which is sure to appeal to those wanting a little more space.

The rooms flow nicely and comprise an entrance porch and hall. The ground floor extension has an open plan kitchen and dining area and a garden room area with patio doors to the garden. Also the extension includes a very useful shower room. From the dining area there are double doors which lead into the sitting room which has a bay window. To the first floor there are 3 bedrooms and a well appointed shower room. There is potential, subject to permission, to extend into the roof to provide further bedroom and bathroom.

There are steps up to the house where there is a small front garden area. To the side there is excellent storage space for surf boards etc and this then opens to the good size rear garden. This is laid to lawns with a good size patio from the house. There are flower beds and areas to grown vegetables and soft fruits. The the bottom of the garden there is a summer house/ shed with a front porch and the garden extends beyond with a further lawn. This is a private and quiet area to sit.

This is an attractive home with rendered elevations, brick plinth, tiled roof and and attractive storm porch which runs the width of the front. The property must be viewed to appreciate the excellent family accommodation which benefits uPVC double glazing and gas central heating.

The house is set up and off from First Field Lane in an extremely convenient position to the village centre which is only a few minutes walk away. Braunton is considered one of the largest villages in the country which caters well for its inhabitants with an excellent range of amenities including primary and secondary schools, churches, medical centre, library, Cawthorne's Store, Tesco Superstore, and a good number of restaurants, coffee houses, shops and stores.

Approximately 4 miles to the west are the sandy beaches of Croyde and Saunton where there is also the renowned golf club with its two championship courses. There is a bus stop close by, which has a regular service to the beaches and to Barnstaple, the regional centre of north Devon. This is approximately 5 miles to the east and offers a wider range of shopping facilities including covered shopping to the town centre at Green Lanes and out of town shopping at Roundswell. There is a brand new leisure centre whilst also there is also the Tarka Tennis Centre, Scott's Cinema and the Queens Theatre.

The North Devon Link Road offers a convenient link to the M5 Motorway at junction 27. The Tarka Rail Line connects to Exeter which then picks up the direct route to London.

## Services

All Mains

## Council Tax band

C

## EPC Rating

C

## Tenure

Freehold

## Viewings

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

