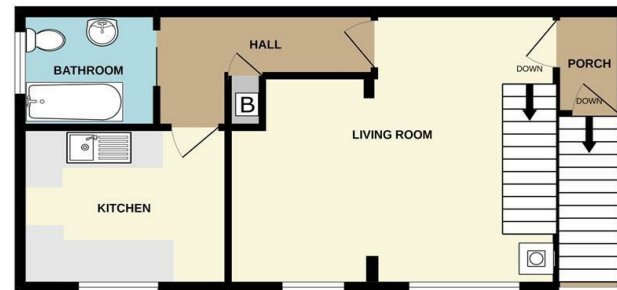


GROUND FLOOR
453 sq.ft. (42.1 sq.m.) approx.



1ST FLOOR
471 sq.ft. (43.8 sq.m.) approx.



TOTAL FLOOR AREA: 925 sq.ft. (85.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Individual Split Level 2 Bedroom Home

The Granary R/O 24 South Street, Braunton, Devon, EX33 2AA

Offers In The Region Of

£319,950

- 2 Bedrooms, 2 Bathrooms
- UPVc D/G & Gas C/H
- Central Village Location
- Living Room with wood burner
- Yard Style Garden
- Excellent Income Potential
- Well Fitted Kitchen
- Dedicated Parking
- EPC: D

Directions

From Barnstaple proceed on the A361 to Braunton. Continue on virtually to the very centre of the village and just before the traffic lights and crossroads, turn left into South Street, just after The George Inn. Continue down the road taking the first turning right into the car park and the property will then be found literally the first one on the right hand side.

Looking to sell? Let us value your property for free!

Call 01271 814114

or email braunton@phillipsland.com

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Room list:

Ground Floor Entrance Porch and Hall

Bedroom 1
3.44m x 2.91m (11'3" x 9'6")

Bedroom 2
3.35m x 2.75m (10'11" x 9'0")

Ground floor Shower Room

First Floor

Living Room
5.50m x 4.50m narr 3.52m (18'0" x 14'9" narr 11'6")

Side Porch to external staircase

Inner Hall

Kitchen
3m x 2.61m (9'10" x 8'6")

Well appointed Bathroom

Parking space

Enclosed Yard Style Garden

Overview

This is an excellent opportunity to acquire a lovely split level property which offers something a little different. This character property stands only a few minutes walk to village centre and offers well presented accommodation which benefits UPVc double glazing and gas fired radiator central heating. We thoroughly recommend a full internal inspection to appreciate the very appealing accommodation. This comprises to the ground floor; 2 good sized bedrooms, a large hall with storage cupboard and shower room. To the first floor there is a good sized living room with feature beam ceiling, dining area, stripped pine doors and a lovely wood burner which heats the room nicely. There is an internal hall which leads to a kitchen and a well appointed bathroom.

NB: There are solar panels which are privately owned by the property and help towards the electric and do generate an income.

To the rear of the property there is a gate opening to a good sized yard style garden which offers further parking and easily maintainable with an attractive stone wall which could be really nicely laid with garden pots and ornaments.

The Granary would make for an excellent second home, being easily maintainable and in such an excellent position for village amenities, with a good sized easily maintainable garden and parking. Furthermore, it would accrue an excellent income from the very lucrative holiday home industry which North Devon is famed for. This is truly a delightful property, the likes of which are becoming very rare to the market and therefore we would recommend viewing at the earliest opportunity to avoid disappointment.

Situation

The property is prominently located just off South Street, the entrance to Caen Street Car Park. It is slightly tucked away, yet offers very easy access to the village centre and its amenities.

Braunton is considered one of the largest villages in the country and caters well for its inhabitants with a Tesco's superstore and Cawthorne Store. There are many restaurants and coffee shops, together with primary and secondary schools, restaurants, medical centre and a good number of local shops and stores. The village is ideally located for easy access to the sandy beaches at Croyde and Saunton which are approximately 3 miles to the west and connected by a regular bus service. This is also connects to Barnstaple, the regional centre of North Devon approximately 5 miles to the east and here a wider range of social, leisure and shopping facilities can be found. There is access to the North Devon Link Road which provides a convenient route to the M5 motorway at Junction 27 and the Tarka Rail Line connects to Exeter in the south which picks up the main rail link to Paddington.

Services

Gas fired central heating. All mains.

Council Tax band

A

EPC Rating

D

Tenure

Freehold

Viewings

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

