



21, HOMER ROAD, BRAUNTON

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**A Very Well Presented & Spacious 3 Bed Family Home** Asking Price  
21 Homer Road, Branton, EX33 1DS **£415,000**

- Spacious 3 Bed Family Home
- Much Improved & Modernised
- Impressive Stylish Kitchen Diner
- Sitting Room
- Garage & Off Road Parking
- Utility Room & Cloakroom WC
- Stylish Family Bathroom
- Good Size South Facing Garden
- EPC: Band D

**Looking to sell? Let us value your property for free!**  
Call 01271 814114  
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**Directions**  
From Barnstaple proceed on the A361 to Branton. Continue on to the very centre of the village at the crossroads and traffic lights turn left signposted to Croyde and Saunton. Continue along this road then turn right into Dune View road. Continue to the top and turn left continue along the road and after a short distance number 21 will be found on the left hand side opposite the turning leading into Homer Crescent.

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## Room list:

- Entrance Hall**  
5.51m x 1.78m x 1.07m (18'1" x 5'10" x 3'6")
- Cloakroom WC**  
1.42m x 0.89m (4'8" x 2'11")
- Sitting Room**  
3.76m x 3.18m (12'4" x 10'5")
- Utility Room**  
5.08m x 1.50m (16'8" x 4'11")
- Kitchen Diner**  
7.80m x 3.61m (25'7" x 11'10")

## Overview

This is an excellent opportunity to acquire this very well presented and much improved 3 bedroom detached family home. The property stands on a good size plot with a sunny South facing rear garden and enjoys a good degree of sunshine. This splendid family home offers spacious and well planned accommodation which flows nicely which can only be fully appreciated upon a formal viewing. The property has been subject to tremendous improvements and modernisation undertaken by the current occupiers, the internal layout has been reconfigured to create a most impressive and super stylish kitchen diner, this is located to the rear of the property and provides a modern open plan living configuration. There are numerous additional improvements to name just a few include, replacement gas combination boiler, modern bathroom suite, some new glazing and patio doors along with attractive cedar cladding to the exterior that provides a pleasing and contemporary modern look.

Briefly the internal accommodation comprises composite entrance door leads into the bright and spacious entrance hall, there is the benefit of a cloakroom WC found to be tastefully decorated. From the hall there is access into the sitting room which overlooks the front elevation. Glazed interconnecting doors lead into the most impressive kitchen diner, this room provides that real wow factor and is the heart of the home. A large over size central island stands within the centre of the room and doubles up as a breakfast bar. This is the hub of the home and has two means of access that lead directly out into the sunny garden. This thoughtfully planned open plan room allows plenty of natural light to flood into the home. The kitchen is ultra modern finished with white high gloss units, with integral appliances to include dishwasher, fridge freezer, along with oven and combi oven microwave. There is an inset hob with striking rose gold splash back. The dining area provides ample space to site a generous dining table for all the family to gather around. Furthermore to the ground floor there is a utility room located to the side and has a further means of access to the front and rear garden. To the first floor there are 3 bedrooms, two of which are good size double bedrooms, bedroom 1 has the benefit of a pleasant view. The family bathroom is also very well presented and comprises of a white modern suite to include, bath with show mixer with over size drencher fed direct from the mains, low level WC and wash basin. Modern metro wall tiles compliments the room perfectly. Nb: The agents consider that there is also the potential to extend over the garage to create an additional bedroom subject to the necessary planning permission and consents.

Proprietaries in this location are always in very high demand and therefore, a viewing is strongly advised at the earliest opportunity not only to appreciate the property's size and nature, but also to avoid disappointment.

## Outside & Situation

Directly to the front there is off road parking for numerous vehicles on a private driveway leading to the attached garage with electronic up and over door. The rear garden enjoys a sunny facing South aspect therefore, plenty of sunshine throughout the day. There are raised patios and decking providing the perfect place to enjoy alfresco dining. Steps lead down to a gently sloping lawn with flower borders stocked with a variety of plants, shrubs and mature palm.

Being to the West of Braunton means that access to the sandy beaches at Croyde and Saunton is also very convenient and Saunton also offers the renowned golf course with its 2 championship courses. Braunton is considered one of the largest villages in the country and caters well for its inhabitants with an excellent range of amenities including primary and secondary schools, a medical centre, churches, public houses, restaurants and a good number of local shops and stores. Braunton burrows is only a few minutes drive away here there are many miles of superb walks ideal for exercising the dog.

Barnstaple, the regional centre of Devon, is approximately 5 miles to the east and here a wider range of amenities can be found including covered shopping in the town at Green Lanes and out of town shopping at Roundswell. Further education is at Petroc college and social amenities include the soon to be completed new North Devon Leisure Centre, the Tarka Tennis centre, Scott's cinema and the Queens Theatre.

### First Floor

#### Landing

- Bedroom 1**  
3.63m x 3.18m (11'11" x 10'5")
- Bedroom 2**  
3.78m x 3.18m narrows to 2.57m (12'5" x 10'5" narrows to 8'5")
- Bedroom 3**  
2.41m x 2.41m (7'11" x 7'11")
- Bathroom**  
2.41m x 1.78m (7'11" x 5'10")
- Garage**  
4.75m x 2.46m (15'7" x 8'1")

### Splendid Family Home

### Modernised & Updated

### Viewing Essential

## Services

All mains connected.

## Council Tax band

Band: D

## EPC Rating

Band: D

## Tenure

Freehold

