



THE HAVEN, BARTON LANE

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A Very Well Presented 3 Bedroom Family Home Guide Price

The Haven Barton Lane, Braunton, Devon, EX33 2AY

£375,000

- Splendid Family Home
- Kitchen Diner
- Stylish Bathroom
- Spacious Accommodation
- Sun Room
- UPVC D/G & Gas C/H
- Sitting Room with Bay Window
- 3 Bedrooms
- EPC: Band D

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Directions

From Barnstaple proceed on the A361 to Braunton passing the Chivenor RMB base and proceed on towards the Velator roundabout and continue on towards Braunton. Take the 2nd exit and proceed along Exeter Road and take the 1st turning left into Barton Lane, follow the road down and at the bend bear around to the right and continue ahead for approximately 50 yards where upon the property will be found on the right hand side.

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Room list:

- Entrance Porch**
2.82m x 0.58m (9'3 x 1'11)
- Entrance Hall**
4.47m x 1.80m (14'8 x 5'11)
- Sitting Room**
4.27m max x 3.84m (14'0 max x 12'7)
- 18'2 x 11'10 narrows to 8'5**
- Sun Room**
3.53m x 2.54m (11'7 x 8'4)

First Floor Landing

- Bedroom 1**
3.43m x 3.38m (11'3 x 11'1)

- Bedroom 2**
3.40m x 3.33m (11'2 x 10'11)

- Bedroom 3**
3.30m x 2.31m (10'10 x 7'7)

- Bathroom**
3.23m max x 3.23m narrows to 1.68m (10'7 max 10'7 narrows to 5'6)

Splendid Family Home

Off Road Parking

Viewing Essential

Overview

This is an excellent opportunity to acquire this very well presented and most spacious 3 bedroom mid terrace period family home, this delightful property is well positioned within a convenient location being close to schools and to the village centre. This attractive home offers extremely well planned living accommodation which has the benefit double glazed windows along with gas fired radiator central heating.

The property is believed to have been built circa 1930's and have retained many many character features to the property including stripped floors and doors, picture rails, open and feature fireplaces along with attractive bay fronted window. The accommodation flow nicely and briefly comprise: sliding door leading into the spacious entrance porch with front door opening into the entrance hall, staircase rising to the first floor. The sitting room is a bright and spacious room is located to the front of the property and has stripped floorboards, an open fire place with period tiled surround and timber mantle above provides a pleasing and fine focal point to the room. The kitchen diner is also a generous and well proportioned room and has a wide assortment of base and wall units, finished with navy blue shaker style door fronted units. There are ample working surfaces with inset sink unit and space for freestanding cooker. Double doors lead from kitchen diner into a sun room that overlooks the rear garden with access via French doors. This room lends itself to a variety of purposes and is currently used as a study room. To the first floor there are 3 bedrooms, 2 being excellent double bedrooms along with bedroom 3 being a comfortable room and has a useful cupboard/wardrobe . The impressive and super stylish 4 piece family bathroom has that real wow factor, and is within keeping of the property finished with a period traditional style bathroom suite. Briefly comprising, free standing roll top bath with claw feet with shower attachments, low level WC and full pedestal wash basin, there is a substantial walk in shower area with over size shower head fed direct from the mains, there is stylish floor and metro wall tiles that compliments this impressive bathroom beautifully.

This is a very pleasant home which offers well planned accommodation and is found to be offered for sale in excellent order throughout. Located in a much sought after position, therefore we recommend an early viewing at the earliest opportunity to appreciate this fabulous family home and to avoid disappointment.

Services

All mains connected.

Council Tax

Band: B

EPC Rating

D

Tenure

Freehold

Viewings

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



Garden & Situation

Directly to the front of the property there is off road parking on a private driveway having been attractively laid with brick pavers, there is a raised flower border with established plants and shrubs. The rear garden is accessible via a passageway located to the side that leads to the rear of the property. An attractive brick design patio provides a perfect place for a bistro set and enjoy a morning coffee, and has an exterior tap power socket. A paved path meanders on through the garden and leads to a timber store shed located to the far corner with mulched flower border to the side. The garden is to the majority laid to level lawn with an eye catching circular feature to the centre. The garden enjoys a good degree of sunshine and is perfect for those with children.

Barton Lane is a very sought after residential location of similar style properties and offers easy access to primary and secondary schools and the Tesco superstore. Branton Village is thought to be one of the largest in the country and caters well for it's inhabitants and is on an level walk to the village centre and it's amenities. These include, medical centre, dentists and vets, public houses, churches and a very good number of local shops, stores and restaurants.

The village is ideally situated for easy access to the North Devon Coastline with it's choice of superb, sandy beaches. These include, Saunton Sands, Croyde Bay, Putsborough Sands and Woolacombe, all of which are famed for their excellent surfing waters. Barnstaple, the principle town, is only 5 miles away and connected by a regular bus service. Here there is good covered shopping at Green Lanes in the centre, whilst there is out of town shopping at Roundswell. Other facilities include The North Devon Leisure Centre, Tarka Tennis Centre and Queens Theatre.

From here there is access on to the Link Road which connects to the M5 motorway at Junction 27. Rail link at Tiverton Parkway connects to London, as does The Tarka Line to Exeter and then direct to London Paddington.

