



4 CAPERN CLOSE, WRAFTON

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.
Made with Metropix ©2024



Directions

From Barnstaple, proceed towards Braunton on the A361. Proceed through Chivenor and then bear right at Wrafton, signposted to Heanton Puncheardon. Continue on past the rear of The Williams Arms public house and restaurant, and proceed ahead passing Travis Perkins on the right hand side. After a short distance, Capern Close will be found on the left hand and No. 4 is located to the bottom left hand corner.

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

Call 01271 814114

or email braunton@phillipsland.com

Superbly Presented & Spacious Family Home

Guide Price

£410,000

4 Capern Close, Wrafton, Braunton, Devon, EX33 2PA

- Well Presented Family Home
- Fully Double Glazed
- Contemporary Shower Room
- Pleasant Cul De Sac Position
- Well Fitted Kitchen Diner
- Garage & Off Road Parking
- Gas Centrally Heated
- 3 Double Bedrooms
- EPC: Band C

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.
Copyright 2016 Phillips Smith & Dunn. All rights reserved. Phillips Smith & Dunn is a name of P. S. & D. Limited.
Our company registration number is 04753854 and we are registered in England and Wales.



Overview

Phillips Smith & Dunn are delighted to offer to the market this superbly presented 3 bedroom modern detached house situated in a quiet cul-de-sac within Wrafton Village. It is considered ideal for a growing family as both primary and secondary schooling is on the doorstep, but is also considered as an easy to run retirement home or would make a convenient lock up and leave second home holiday retreat.

We thoroughly recommend a viewing at the earliest opportunity to appreciate this splendid home benefiting from full PVC double glazed windows and doors and is gas centrally heated. Briefly the internal accommodation comprises, entrance door opens into the entrance porch that leads into the spacious living room, a flame effect electric fire with beautiful marble hearth and surround stands to one end and provides a fine focal point to the room. There is a very well appointed kitchen diner that enjoys a pleasant outlook overlooking the rear garden and onto the open aspect field beyond. The shaker style kitchen has a wide assortment of base and wall units to include numerous glass fronted display cabinets finished with cream unit door fronts. There is a large expanse of working surfaces with inset sink unit, gas hob with oven below, furthermore there is an integral dishwasher and fridge freezer. There is ample space for a dining set and has convenient access leading directly into the rear garden. To the first floor there is a landing with airing cupboard. There are 3 good size well proportioned bedrooms, bedroom two in particular is a lovely dual aspect room overlooking the front and rear elevation. Furthermore, in 2022 a newly fitted contemporary shower room was installed, briefly comprising oversized shower enclosure low level comfort height WC along with inset wash basin, this is a stylish and fine addition to the property.

The house is situated to the bottom of a quiet cul-de-sac. There is a low maintenance front garden which is planted with variegated ivy, heather and stone chippings with easy maintenance in mind. There is off road parking leading to the attached garage with up and over door and useful rear access. There is side access to one side that leads to the East facing rear garden therefore, enjoys a high degree of sunshine and privacy backing onto an open field. The garden is principally laid to lawn with a large expanse of patio that extends the full width of the property and is a perfect place to sit and enjoy a morning coffee.

Services

All mains connected.

Council Tax band

Band: D

EPC Rating

Band: C

Tenure

Freehold

Viewings

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



Situation

Capern Close is a sought after cul-de-sac situated in Wrafton therefore, very convenient not only to primary and secondary schools but also to the Williams Arms Pub/Restaurant which is only a short walk away. Also conveniently located, is the Tesco superstore, whilst the village centre of Braunton is a short drive away and which offers a good range of amenities. These include: library, medical centre, further public houses, Slee's Home Hardware Shop, restaurants, coffee houses and a good number of local shops and stores. Furthermore, there is the family run Cawthorne's Store, opticians and surf shops.

Braunton is a delightful village, considered one of the largest in the country, and is very well located for easy access to the sandy beaches at Croyde and Saunton which are approximately 3 miles to the west. There is a regular bus service which connects to these beaches and Saunton also offers the renowned golf club with its two championship courses. Here there is also the Braunton Burrows which is an area of outstanding natural beauty and is one of the largest dunes systems in the country. This is a large area which is also a UNESCO Biosphere, ideal for hours of walking.

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 including a wide range of superstores, town centre shopping at Green Lanes and out of shopping at Roundswell.

There is access on to the North Devon Link Road which provides a convenient route to the M5 motorway at junction 27 and the Tarka Train Line connects to Exeter in the South which picks up the main London route.



Room list:

Entrance porch

1.65m x 1.02m (5'5 x 3'4)

Sitting Room

5.16m x 3.56m (16'11 x 11'8)

Kitchen Diner

5.13m x 2.64m (16'10 x 8'8)

First floor

Landing

Bedroom 1

4.17m x 2.59m (13'8 x 8'6)

Bedroom 2

5.00m x 2.87m (16'5 x 9'5)

Bedroom 3

3.58m x 3.18m max (11'9 x 10'5 max)

Shower Room

2.16m x 1.75m (7'1 x 5'9)

Garage

5.00m x 2.87m (16'5 x 9'5)