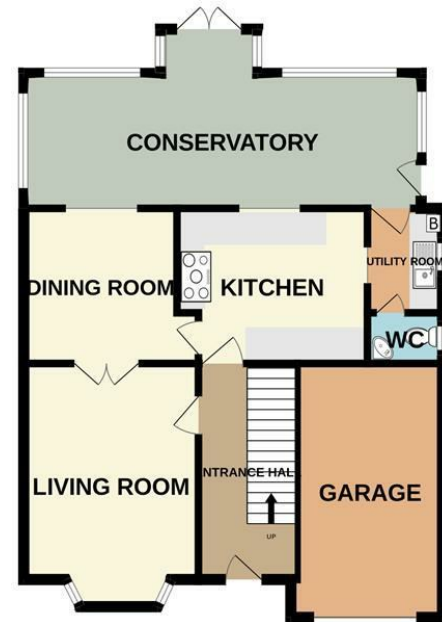


GROUND FLOOR



1ST FLOOR



36 VELATOR CLOSE, BRAUNTON

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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Well Presented 4 Bedroom Detached Family Home Offers In The Region Of
36 Velator Close, Braunton, EX33 2DT

£510,000

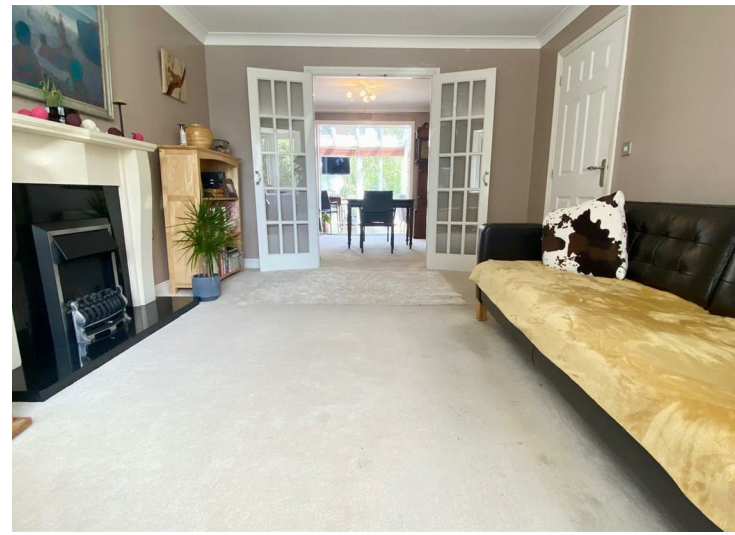
- Spacious 4 Bed Family Home
- Spacious Accommodation
- Cul De Sac Position
- Splendid Conservatory
- Master Bedroom En Suite
- Extremely Economical Home
- Ample Parking & Garage
- Pleasant Mature Gardens
- EPC: Band C

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or email braunton@phillipsland.com

Directions

From Barnstaple proceed along the A361 towards Braunton. Passing through the village of Wrafton take the first left at the roundabout into Velator Way and continue to the next roundabout at The Quay Cafe, take the first exit left and continue along this road for a short distance taking the first turning into Velator Close, proceed ahead to the very end of the road where the property will be found tucked away in the far corner.

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Room list:

- Entrance Hall**
3.00m x 1.19m (9'10 x 3'11)
- Living Room**
4.67m max x 3.33m (15'4 max x 10'11)
- Dining Room**
3.05m x 3.00m (10'0 x 9'10)
- Kitchen**
3.28m x 3.00m (10'9 x 9'10)
- Utility Room**
2.06m x 1.47m (6'9 x 4'10)
- Cloakroom**
1.47m x 0.84m (4'10 x 2'9)
- Conservatory**
7.80m x 3.51m narrows to 2.77m (25'7 x 11'6 narrows to 9'1)
- First Floor**
- Bedroom 1**
4.34m x 3.25m (14'3 x 10'8)
- En Suite 9'10 x 3'11**
- Bedroom 2**
3.81m x 2.64m (12'6 x 8'8)
- Bedroom 3**
3.33m x 3.02m (10'11 x 9'11)
- Bedroom 4**
3.43m x 2.44m (11'3 x 8'0)
- Bathroom**
1.98m x 1.80m (6'6 x 5'11)

Overview

This is a very good opportunity to acquire a very deceptive 4 bedroom detached family home offering extremely comfortable and well presented accommodation. The property is sure to appeal to those persons seeking an easy to run home for the growing family. An internal viewing is essential to appreciate the lovely tucked away position within which the property sits but also the accommodation which benefits PVC double glazing (excluding conservatory) and gas fired radiator central heating, furthermore the current occupier has installed solar PV panels and includes a lithium-ion battery making this an extremely economical home to run (Note: Current energy bills £20 per month. The accommodation flows nicely and comprises a good size entrance hall with tiled floor, lounge with bay window and double doors to the dining room which opens nicely to a very good sized conservatory to the rear and extends the full width of the property. From the dining room there is access to the kitchen found to be well fitted and has a feature opening, this doubles up as a breakfast bar and from the kitchen providing a pleasing focal point looking through to the conservatory and onto the garden beyond. The kitchen has attractive wood working surfaces, built in dishwasher and range cooker. The tiled floor from the hall flows into the kitchen and into a very useful utility room and into the ground floor cloakroom. This also has an attractive mosaic tiled wall. To the first floor the master bedroom has a bay window a spacious en suite shower whilst there are three further bedrooms, two with built in wardrobes. The family bathroom comprises of a white modern suite and is found to be fully tiled. The agents strongly advise an early inspection not only to appreciate the spacious accommodation but also the superb position that the property enjoys.

The gardens to the property are a particular fine feature and have been well designed. A large expanse of decking extends across the full width of the conservatory to the rear with French doors that lead out onto the sun terrace. There is a covered pergola that provides an perfect space to enjoy alfresco dining and entertaining. (This would also be an ideal place to site a hot tub if desired) The lawns extend to the bottom boundary with mature trees and shrubs to the centre providing dappled shade. To one side of the property is a "secret garden" designed with easy maintenance in mind laid with plum slate, this tucked away part of the garden enjoys a high degree of seclusion and privacy and has a small pond. There is access to the front of the property from both sides. To the front of the property there is off road parking for numerous vehicles on the generous driveway and leads to an integral garage. There is an established flower border to one side stocked with a wide variety of established plants, shrubs and trees and provides interest and colour throughout the seasons.

Situation

Velator Close is a very popular cul de sac of similar style modern detached and semi detached houses situated within a convenient position located to the outer periphery of the village. Velator forms part of Braunton village and is to the south side of Braunton and so offers easy access to the Tarka Trail which hugs the Taw Estuary and offers many miles of delightful walks towards Barnstaple. A little further on is the village of Wrafton where there is a very good pub restaurant and also a short distance away is Southmead Primary School and Braunton Academy making this an ideal home for the growing family. Tescos store is also only a few minutes walk away whilst a little further on is Braunton village centre. Here there is a wide range of amenities including further primary schools, churches, pubs and a good number of local shops and stores.

Braunton is ideally situated for easy access to Barnstaple, the regional centre of North Devon is approximately 5 miles to the west where there are further amenities available. Furthermore there is access on to the North Devon Link Road which provides a convenient route to the M5 motorway at junction 27. To the west are the sandy beaches of Croyde and Saunton, the ideal surfing locations whilst Saunton also offers the renowned golf club with its two championship courses.

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

