



TOTAL FLOOR AREA: 1704 sq.ft. (158.3 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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Directions

From Barnstaple proceed on the A361 to Braunton. 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 Homer Crescent will be found on the right hand. Follow the crescent in an anti clockwise route and the house will be found half way up on the left hand side.

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

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or email braunton@phillipsland.com

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A Quite Superb Family Home

5 Homer Crescent, Braunton, Devon, EX33 1DT

Asking Price

£505,000

- Very Deceptive Family House
- 4 Bedrooms, Study & Utility
- En Suite Shower & Dressing Room
- Internal Viewing Is ESSENTIAL
- Superb Kitchen/ Dining Room
- Well Appointed Family Bathroom
- High Specification Throughout
- Large Sitting Room With Fireplace
- Garage, Parking & Gardens



Room list:

Entrance Porch & Hall

Kitchen/ Breakfast Room
7.47m x 5.05m (24'6" x 16'7")

Sitting Room
7.42m x 3.30m (24'4" x 10'10")

Study/ Bedroom 5
2.46m x 2.21m max (8'1" x 7'3" max)

Utility Room
2.44m x 1.35m (8' x 4'5")

Landing

Bedroom 1
3.61m x 3.30m (11'10" x 10'10")

Dressing Room
1.63m x 1.17m (5'4" x 3'10")

En Suite Shower Room
1.98m x 1.52m (6'6" x 5')

Bedroom 2
3.61m x 3.15m (11'10" x 10'4")

Bedroom 3
3.81m x 3.12m max (12'6" x 10'3" max)

Bedroom 4
2.49m x 2.44m (8'2" x 8')

Family Bathroom
2.44m max x 1.78m (8' max x 5'10")

Garage
4.98m x 2.64m (16'4" x 8'8")

Off Road Parking

West Facing Gardens & Summer House

We are delighted to offer to the market, this extremely well presented link detached house which offers superb and very well extended family accommodation. There is the benefit of Upvc double glazing and gas central heating.

This is a very deceptive property as the front elevation belies what is beyond. Therefore, only when viewed can the true impression be fully appreciated. The present owners have been in residence for many years and have extended the accommodation to offer what is now, a terrific family home. The rooms flow very nicely with an entrance porch and hall which opens into a superb kitchen/breakfast room and dining room area. This has been extremely well fitted with a range of deep grey units with rose gold inlay handles. There is a central island with hob and floating extractor over. Here, there is attractive, low profile Minerva worktops with mood underlighting giving this room a lovely subtle feel. There is a utility/ shower room and useful study which could be used as an occasional bedroom 5. From the dining room there is an arched access into the sitting room. This is to the rear of the house and of a very good size, being over 24 ft long with French doors to the outside and a wood burner to one end; a most comfortable room

To the first floor are 4 good size bedrooms, the 2nd bedroom connects to the main bedroom which has an en suite shower room and a dressing room. The fully tiled family bathroom is very well appointed with a large bath.

The house stands on a level plot which opens out to the rear. There is off road parking to the front with an attached garage which has an automatic roller door. The side is laid to patio and is ideal to sit and enjoy and evening drink as it offers a good degree of privacy. This opens to the rear garden which is laid to lawn and slightly split level, with attractive vertical sleepers (tortoise safe!). There is a summer house with decking to the front.

Viewing really is a must as much thought has gone into this fine home with attractive internal doors, vertical radiators, coved ceilings and use of ceiling downlighting.

The house is situated in Homer Crescent forming part of the ever popular Saunton Park development which is to the west side of Braunton village. There is limited passing traffic as only those who live in the crescent drive past. However, it is ideally situated for easy access to Kingsacre Primary School, a bus stop and the very useful Pixie Dell Stores and Newsagent.

Being to the west of Braunton means that access to the sandy beaches at Croyde and Saunton is very convenient as they are only a 3 mile drive away. Also at Saunton, there is the renowned golf club with its two championship courses. Braunton is a lovely village which caters well for its inhabitants with an excellent range of amenities to cater for everyday needs. There are 3 good primary schools, a secondary school and further education at Barnstaple. Braunton has a Tesco superstore, the family run Cawthorne Store, public houses, churches, library and a good number of local shops and stores. There are also a good number of restaurants and coffee shops.

A regular bus service connects to Barnstaple, the regional centre of north Devon approximately 5 miles to the east and here a wide range of shopping and leisure facilities can be found. There is access on to the North Devon Link Road which provides a convenient route to the M5 motorway at junction 27, whilst the Tarka Train line connects to Exeter in the south which takes you directly to London.



Services

All mains

Council Tax band

D

EPC Rating

Tenure

Freehold

Viewings

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