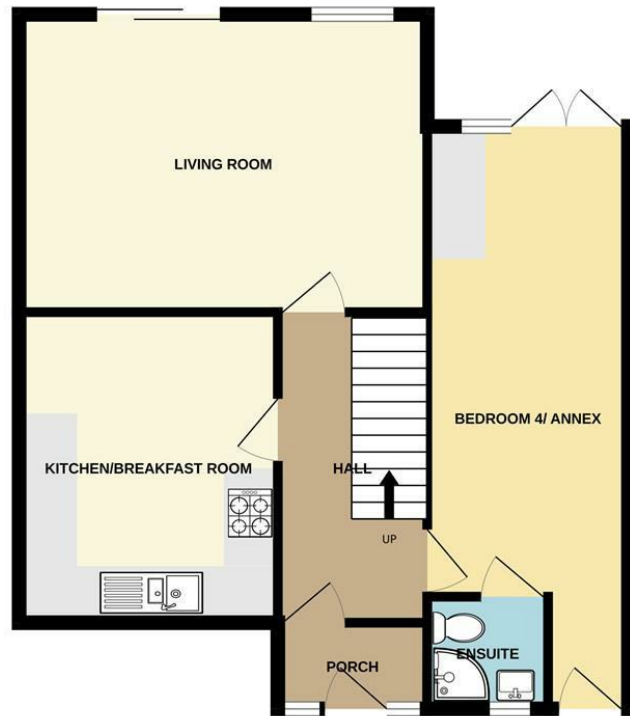


GROUND FLOOR
609 sq.ft. (56.6 sq.m.) approx.



1ST FLOOR
397 sq.ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA : 1006 sq.ft. (93.5 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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4 Bedroom House With Income Potential
5 Quantocks, Braunton, Devon, EX33 1DL

Asking Price

£445,000

- 4 Bedroom Family House
- Kitchen/Breakfast Room
- Good Size West Facing Gardens
- Good Income Potential
- Living Room, 2 Bathrooms
- Upvc D/G, Gas Heating
- No Onward Chain
- Off Road Parking
- Good Residential Location

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Call 01271 814114
or email braunton@phillipsland.com

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We are delighted to offer to the market this link detached house which offers a little bit more than the run of the mill home. With a very well designed annex, there is excellent potential to accrue a very regular income or derive useful earnings, as and when, one pleases.

Located in Quantocks, which is a road of similar homes built in the 1970's, of traditional cavity construction with rendered and part tile hung elevations under a concrete, interlocking tiled roof. The house is easy to run and maintain with Upvc double glazing, fascias and soffits and gas fired radiator central heating. The garage has been thoughtfully converted for further accommodation and so this would ideally suit as a home for the growing family with a dependant relative or, to work from home. However, the present owner has derived a good income since it was converted.

The rooms in the house flow nicely with an entrance porch and hall. There is still a connecting door to the annex, which can be locked, making it ideal for elderly relative to come and go or to secure and let out. The kitchen/ breakfast room is nicely fitted with attractive horizontal, part tiled walls, wood work surfaces and shelving. This contrasts well with the white fronted units and oak style floor. There are ceiling down lights and built in electric hob and oven, fridge and freezer. The living room is to the rear and is well proportioned with patio doors leading out to the garden. To the the first floor there are 3 good bedrooms and a generously tiled bathroom with white 3 piece suite with a bath and over head shower and screen.

The garage is now an open plan, large 4th bedroom with small living/kitchen area with microwave space. Here there is also an ensuite shower room. Furthermore, there are French doors which open into it's own small garden area. Although this forms part of the main garden, it is screened to provide it's own privacy; making this ideal for letting.

The house stands on a good sized, west facing plot with off road parking for 2, to the front. Here there is a small lawn with a cherry tree sapling and a great rosemary bush and from here there is side access to the rear garden. This is all enclosed, so child and pet friendly. There is a very good degree of privacy and is WEST FACING. Laid mainly to lawn with a decked area, there are a number of places to sit. The garden backs onto an open area, so does not look into other property. There is a pond, shrubs and mature yucca and the views extend to the hill and back road to Georgeham. Also, there is a large garden shed offering good storage space.

We recommend a full viewing to fully appreciate this lovely home which offers NO ONWARD CHAIN and plenty of income potential, or as a family home where you can also work from home.

The Quantocks is a sought after road, of similar style houses, which forms part of the ever popular Saunton Park development set to the west side of Braunton. This means that access to the superb surfing beaches of Saunton and Croyde is very convenient, especially as there is a regular bus service. Saunton also offers a renowned golf club with 2 championship courses. Furthermore, there is the Pixie Dell Stores close by, convenient for those everyday needs. Kingsacre Primary School is also close by.

Braunton Burrows is also close by. This is an AONB, a UNESCO designated area and is one of the largest dune systems in the country. It offers a huge area to walk, exercise and for dog walking. With it's 470 species of plants, it is the most biodiverse parish in England. Furthermore, Braunton is one of the largest villages in the country. It caters well for it's inhabitants with a wide range of amenities including primary and secondary schools, restaurants, public houses, coffee shops, churches and a good number of other shops and stores. There is a Tesco super store and the family run Cawthorne's store to the village centre.

Barnstaple, the main north Devon town, is 5 miles away and connected by a regular bus service. Here there are further leisure and social facilities including a brand new leisure centre, Tarka Tennis Centre, Scotts Cinema and The Queens Theatre. There is good, covered shopping in the town centre at Green Lanes and out of town shopping at Roundswell. There is a good choice of superstores.

The North Devon Link Road offers a convenient link to the M5 Motorway at junction 27, whilst The Tarka train line connects to Exeter in the south, which picks up the direct route to London.

Room list:

Entrance Porch & Hall

Living Room
5.11 x 3.62 (16'9" x 11'10")

Kitchen/Breakfast Room
3.78 x 3.16 (12'4" x 10'4")

Landing

Bedroom 1
3.63 x 3.16 (11'10" x 10'4")

Bedroom 2
3.79 x 2.53 (12'5" x 8'3")

Bedroom 3
2.45 narr 1.90 x 2.45 (8'0" narr 6'2" x 8'0")

Bathroom

Bedroom 4/ Annex
6.03 x 2.46 (19'9" x 8'0")

En Suite Shower Room

Off Road Parking

West Facing Rear Enclosed Garden

Services

All Mains Connected

Council Tax band

C

EPC Rating

D

Tenure

Freehold

Viewings

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

