



10 VELATOR CLOSE, VELATOR  
TOTAL FLOOR AREA: 1058 sq.ft. (98.3 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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**3 Bedroom Semi Detached Family Home**  
10 Velator Close, Braunton, EX33 2DT

Guide Price

**£345,000**

- 3 Bedroom Family Home
- Fully Double Glazed
- NO ONWARD CHAIN
- Spacious Lounge Diner
- Gas Centrally Heated
- Off Road Pkng & Garage
- Kitchen
- Modern Shower Room
- EPC: TBC

**Directions**

From Barnstaple proceed along the A361 to Braunton. At Velator roundabout turn left into Velator Way towards Tesco's and at the next roundabout turn left again. Proceed with caution along this narrowing road taking the first turning into Velator Close and proceed ahead where the property will be found on the right hand side.

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

Call 01271 814114

or email braunton@phillipsland.com

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## Room list:

- Entrance Hall**  
1.63m x 1.12m (5'4 x 3'8)
- Sitting Room**  
5.64m x 3.68m (18'6 x 12'1 )
- Dining Room**  
3.48m x 2.49m (11'5 x 8'2)
- Kitchen**  
3.12m x 2.97m (10'3 x 9'9)

### First Floor

#### Landing

**Bedroom 1**  
3.71m max x 3.02m (12'2 max x 9'11)

**Bedroom 10'5 x 9'11**

**Bedroom 3**  
2.69m x 2.49m (8'10 x 8'2)

**Shower Room**  
2.51m x 1.83m (8'3 x 6'0)

**Garage**  
4.78m x 2.59m (15'8 x 8'6)

## Overview

This is a very good opportunity to acquire this 3 bedroom semi detached house situated within this popular and very much sought after residential cul de sac surrounded by similar style dwellings. The house is traditionally built with part rendered and stone elevations and has the advantage of having 'No ongoing chain'. Benefiting full PVC double glazing and gas fired central heating therefore, making this an easy to run home. The agents consider the property will be of particular interest to those purchasers seeking an ideal home for a growing family or a for the actively retired. Alternatively, it would also make for a very comfortable second home bolt hole retreat or as a sound buy to let investment opportunity which could generate a steady income stream.

There is excellent storage in the house with all bedrooms having built in cupboards and cupboards in the hall and landing. The well planned accommodation comprises entrance hall with fitted kitchen having a wide assortment of base and wall units. The lounge is of good size opens to the dining room and each have a sliding door that leads directly into the rear garden. To the first floor there are 3 good size bedrooms and a well fitted modern 3 piece shower room.

There is an open plan lawn front garden with tarmac drive which leads to the integral garage with remotely operated roller door. Here there is potential to convert for further accommodation if required, some nearby properties have made a ground floor fourth bedroom with an en suite. (Subject to pp) There is access to one side that leads to the rear garden found to be laid to lawn to the majority with 2 patios that enjoy sunshine throughout different times of the day. There are numerous plants and well established shrubs and is found to be fully enclosed therefore, child and pet friendly.

We recommend an early viewing not only to appreciate the spacious and well planned accommodation but to avoid disappointment as this will not stay available to the market for long as property in this area are always in good demand.

## Situation

Velator Close comprises similar style detached and semi detached houses. Being to the edge of Velator means the house is well located for easy access to primary and secondary schools and the Tesco superstore. Also only a short distance away, is the Tarka Trail which offers many miles of estuary side walks with it's superb bird life. In the area of ground to the rear is a new BMX track, ideal to entertain the children whilst still being within eye shot.

Braunton is renowned as one of the country's largest villages and it caters well for it's inhabitants. There are churches, public houses, restaurants, a medical centre and a good number of local shops and stores. It is well positioned for access to the superb sandy beaches at Croyde and Saunton which are 5 miles to the west. Here there is also the burrows which is the largest sand dune system in the country. Also, there is Saunton Sands golf club with it's 2 championship course.

Barnstaple, the principle north Devon town, is 5 miles to the east. Here there are wider amenities including a new North Devon Leisure, Queens theatre, cinema and a wide choice of supermarkets. There is good covered shopping at Green Lanes and out of town shopping at Roundswell. A regular bus service connects to Barnstaple and to the beaches.

The North Devon Link Road provides a convenient route to the M5 motorway at Junction 27 at Tiverton. Here there is railway connection at Tiverton Parkway. The Tarka rail line to Exeter picks up the direct route to London Paddington.

## Services

All mains connected

## Council Tax band

Band: C

## EPC Rating

Band: TBC

## Tenure

Freehold

## Viewings

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

