

GROUND FLOOR
380 sq.ft. (35.3 sq.m.) approx.



1ST FLOOR
281 sq.ft. (26.1 sq.m.) approx.



TOTAL FLOOR AREA : 662 sq.ft. (61.5 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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A Very Pleasant Retirement Home
34 Great Field Gardens, Braunton, Devon, EX33 1SA

Asking Price

£229,950

- 2 Bedrooms, 2 Receptions
- Shower Room, Courtyard Garden
- Retirement Home For Over 55's
- Hall With Store Cupboard
- Gas Heating, Upvc Double Glazing
- Convenient To Village Centre
- Kitchen Hob & Oven, Cloakroom
- No Onward Chain
- Super Retirement Home

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Directions

From Barnstaple proceed on the A361 to Braunton. Continue to the very centre of the village. At the cross roads and traffic lights turn left signposted to Croyde, continue along this road. Continue past the White Lion pub and take the next turning on the left into First Field Lane and after a short distance Great Field Gardens will be seen on the right hand side. Number 34 is in the right hand corner, next to the arch.

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.
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Room list:

Entrance Hall with Cupboard

Cloakroom

Kitchen

2.73 x 1.91 (8'11" x 6'3")

Sitting Room

4.03 x 3.88 (13'2" x 12'8")

Dining Room

3.03 x 2.86 max (9'11" x 9'4" max)

First Floor Landing

Bedroom 1

3.62 x 3.36 max (11'10" x 11'0" max)

Bedroom 2

3.06 x 2.06 (10'0" x 6'9")

Shower Room

1.87 x 1.88 (6'1" x 6'2")

Rear Courtyard

Communal Parking

We are delighted to offer to the market this 2 bedroom retirement home, situated within the ever popular Great Field Gardens development, which is only for purchasers of 55 years of age and over. This select residential development comprises a pleasant mixture of houses, bungalows and apartments. They are arranged around a central area which offers delightful communal gardens and parking for the residents.

Number 34 sits in a convenient position with easy access through the arch to First Field Lane. Built in the 1990's to traditional cavity construction, the house has attractive part exposed brick and part rendered elevations with pleasing stone style quoins. The house benefits from uPVC double glazed windows and gas fired central heating.

The approach to the house is via a small open plan front garden space and path to the front door, with a storm canopy over. The entrance hall has a very useful storage cupboard, and a separate cloakroom. The kitchen has a built in oven and a gas hob, space for a washing machine, plenty of work tops and ample storage in wall and floor cupboards and features part-tiled walls. The lounge has stairs to the first floor and a door to the rear courtyard and is a bright and spacious room with the added benefit of an adjoining dining area. This is the only house on Great Field Gardens which offers this extra space. Upstairs, the main double bedroom features a built-in wardrobe and a useful airing/storage cupboard. The second bedroom is a comfortable single room. Further to the first floor is a 3 piece shower room, with low level WC and wash basin. The courtyard garden has been designed with easy maintenance in mind and is laid with paving, so requiring minimum upkeep.

This is a very rare opportunity to buy a good sized and very comfortable retirement home which offers no onward chain.

Great Field Gardens is a modern development for the over 55's set just off First Field Lane and is extremely convenient to the village. The centre is only a few minutes walk away and there is also a bus stop close by. Braunton is considered to be one of the largest villages in the country and it caters well for its inhabitants with an excellent range of amenities including churches, a medical centre, library, the family run Cawthorne's Store, Tesco Superstore, and a good number of restaurants, coffee houses, shops and stores.

Approximately 4 miles to the west are the sandy beaches of Croyde and Saunton where there is also the renowned golf club with its two championship courses. Barnstaple, the regional centre of north Devon, is approximately 5 miles to the east. Here a wide range of shopping facilities can be found, including the covered shopping area to the town centre at Green Lanes and out of town shopping located at Roundswell. The new North Devon Leisure Centre has recently been completed and other leisure amenities include The Tarka Tennis Centre, Scott's Cinema and The Queens Theatre. A regular bus service connects to the local beaches and to Barnstaple and beyond. There is a railway connection from Barnstaple to the city of Exeter.

We recommend a viewing at the earliest opportunity to avoid disappointment as properties of this nature are always in good demand and are few and far between.



Services

All Mains

Council Tax band

C

EPC Rating

C

Tenure

Freehold

Service Charge

Annual Service charge for upkeep of communal areas circa £229.88

