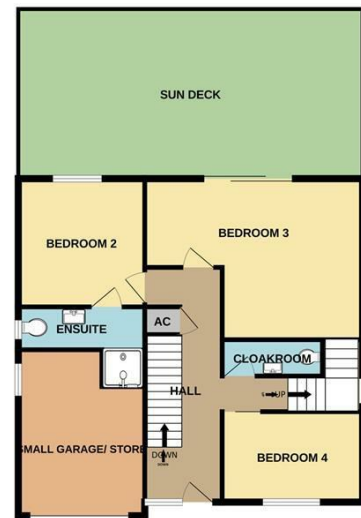


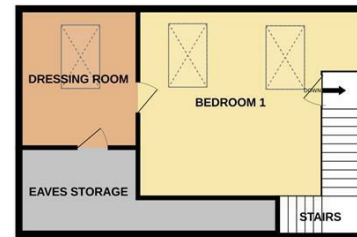
LOWER GROUND FLOOR
1283 sq.ft. (119.2 sq.m.) approx.



GROUND FLOOR
775 sq.ft. (72.0 sq.m.) approx.



1ST FLOOR
532 sq.ft. (49.4 sq.m.) approx.



TOTAL FLOOR AREA : 2589 sq.ft. (240.6 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 along the A361 to Braunton. At the traffic lights and crossroads in the centre of the village turn right into East Street. Continue to the top of East Street and over the next cross roads into North Down Road. As the road levels continue on to Acland Park. Turn left into Sylvan Drive then the first right into Hazel Ave. The property can be found a little further down on the left hand side.

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A very deceptive 4 bedroom family home

9 Hazel Avenue, Acland Park, Braunton, Devon, EX33 2EZ

Asking Price

£565,000

- Sizeable 4 Bedroom House
- An Excellent Family Home.
- 2 Bathrooms & Cloakroom
- Super Split Level Accommodation
- Upvc D/G & Gas Central Heating
- Lovely Large Gardens
- Small Garage & 2 Car Parking
- Large Conservatory & Sun Deck
- EPC: D

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 Porch & Entrance Hall

Cloakroom

Bedroom 3

4.98m narrs to 3.61m x 3.18m (16'4" narrs to 11'10" x 10'5")

Bedroom 2

3.18m x 3.12m (10'5" x 10'2")

En Suite Shower Room

Bedroom 4

3.5m x 2.26m (11'5" x 7'4")

First Floor - Bedroom 1

5.38m narr 4.42m x 3.66mmax (17'8 narr 14'6 x 12'max)

Door to Dressing Room

2.78m x 2.68m (9'1" x 8'9")

Lower Ground Floor - Hall

3.71m x 2.57m (12'2" x 8'5")

Sitting Room

5.13 x 5.0 (16'9" x 16'4")

Kitchen

5.08 x 2.74 (16'7" x 8'11")

Dining Room

4.09 x 2.84 (13'5" x 9'3")

Conservatory

5.79m x 2.96m (18'11" x 9'8")

Utility Room

3.21 max x 2.57 (10'6" max x 8'5")

Bathroom

Cellar - Store Room 1

3.05 x 2.49 (10'0" x 8'2")

Cellar - Store Room 2

3.05 x 1.83 (10'0" x 6'0")

Small Garage/Store

3.68m narr 2.83m x 2.60m (12'0" narr 9'3" x 8'6")

Off road parking

Very Good Size Rear garden

Description

This is a most deceptive detached home which gives the initial impression of being a small bungalow. However, do not be fooled, as the present owners have drastically changed the property and accommodation. The house has been thoughtfully extended to produce a home which is sure to appeal to those seeking a substantial family residence. The present owners have been in residence for 32 happy years but the time has come to move on and the house can be occupied without delay.

The accommodation flows nicely and is arranged over three floors with the benefit of gas fired radiator central heating and uPVC double glazing. Built in the mid 1970's of traditional cavity construction with attractive brick elevations under a concrete tiled roof it is, therefore, easy and economical to run. At the entrance level the accommodation comprises: entrance hall, cloakroom and 3 bedrooms, one of which opens on to a superb sundeck, another has a very well appointed en suite shower room. To the first floor is the good size main bedroom with near vertical Velux windows. These let the light flood in and take full advantage of the lovely view to Chapel Mount. From this bedroom there is a good size dressing room which offers potential for an en-suite bathroom.

To the lower ground floor is the living accommodation which has a further hall with double doors opening into the large living room with French doors into a superb conservatory. This looks right down the garden. The well appointed kitchen has wall cupboard under lighting and double doors into the dining room. There is a very useful utility room and a well appointed bathroom. Virtually throughout the ground floor there is attractive and very hard wearing bamboo flooring. A cellar provides ample storage space with 2 store rooms.

The rear garden is a very good size and slopes very gently up and away from the house and bisected by a living stream. Immediately to the rear of the house is a split-level patio ideal for barbeques. However, the main place to sit and enjoy the view is from the large sun deck. The gardens have been well stocked with a wide variety of plants and shrubs and back on to Chapel Mount providing a good open aspect.

The property is situated to the very edge of Branton village on the popular Acland Park development comprising similar style properties. The village centre is close by, along with the Black Horse pub only a short distance away and from here, there is a level walk through the church yard, to the village centre. Here a wide range of amenities can be found to cater for everyday needs including primary & secondary schooling, Tesco supermarket, further pubs and restaurants, Mmedical Centre, local shops, stores. and coffee houses.

5 miles to the west are the superb sandy beaches at Croyde and Saunton. These are world renowned for their excellent surfing. Saunton also offers a championship golf club with 2 links courses. The Branton Burrows is close by and ideal for running and dog walking.

There is a regular bus service to Barnstaple, the regional centre of north Devon and is approximately 5 miles to the east. Here there is excellent covered shopping in the town centre at Green Lanes and out of town shopping at Roundswell. There are good sports and social facilities with a brand new leisure centre, Tarka Tennis, The Queen's Theatre and a cinema. There is access to the M5 Motorway via The North Devon Link Road, whilst the Tarka Train line connects to Exeter which picks up the main route to London Paddington

Services

All mains connected

Council Tax band

Band D

EPC Rating

D

Tenure

Freehold

Viewings

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

