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Asking Price

£295,000

Attractive Cottage Style House

10 The Village, Saunton, Devon, EX33 1LW

- Requiring Investment & Improvement
- No Onward Chain
- Family Bathroom & Study Area
- 3 Bedroom Family House
- Needs Drains & Heating Work
- Popular Location
- Living Room & Kitchen/Breakfast Room
- Off Road Parking & Garden
- EPC: F

Directions

From Barnstaple proceed to Braunton centre and at the traffic lights turn left signposted to Saunton. Proceed along this road for approximately 2 miles and the property will then be found on the right hand side with a For Sale board clearly displayed.

Looking to sell? Request a free sales valuation for your property.

Call 01271 814114

or email braunton@phillipsland.com

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Room list:

Entrance Hall
2.52m x 1.51m (8'3" x 4'11")

Understairs cupboard

Living Room
6.31m x 5.27m narrowing to 4.44m
(20'8" x 17'3" narrowing to 14'6")

Kitchen/Breakfast Room
5.22m x 3.12m (17'1" x 10'2")

First Floor Landing

Bedroom 2
3.35m x 3.72m narrowing to 2.74m
(10'11" x 12'2" narrowing to 8'11")

Bedroom 3
3.25m x 2.41m (10'7" x 7'10")

Family Bathroom

Study Area
2.62m x 2.57m access to top floor
(8'7" x 8'5" access to top floor)

Top Floor Bedroom 1
5.76m x 3.94m (slight restricted
headroom) (18'10" x 12'11" (slight
restricted headroom))

**NOTE: REQUIRES TOTAL RE
DECORATION**

Description

REQUIRING IMPROVMENT & INVESTMENT INCLUDING DRAINAGE & HEATING WORK.

This includes connection to the main drainage system (applied for) and re-siting the oil tank but there is a new oil boiler. Quotes have been provided for an air-source heat pump (c £12k with £7.5k available as a govt. grant). However, this attractive 3 bedroom semi detached cottage style house, situated in the very desirable location of West Saunton, offers NO ONWARD CHAIN. Viewing is essential to appreciate the deceptive accommodation and it's many character features. These include some beamed ceilings, feature fire places and a part vaulted ceiling to the kitchen/breakfast room. This has an attractive large arched window which takes full advantage of the views to the rear.

The accommodation is arranged over 3 floors and comprises: entrance hall/study area which opens to a good size double aspect living room with beamed ceiling, feature fire place and French doors to the rear garden. Alongside the picture window in the kitchen/breakfast room are beech work surfaces and tiled flooring. To the first floor there are two bedrooms, a family bathroom and a further study area with stairs to the second floor main bedroom which again has excellent views over the open countryside.

There is good off road parking to the side of the house which opens to a rear garden which is laid to lawn with a generous patio area. Next door has a (restricted) right of way to the side of the rear garden. There are lovely views from both the front and rear elevations over countryside as there is farm land to the front which stretches towards the estuary in the distance.

Situation

The house is situated in a good location with easy access to Braunton village and it's excellent amenities and also to the sandy beaches at Croyde and Saunton. The renowned Golf Club at Saunton with its two championship courses is also nearby. Croyde Bay is only around the corner. The village of Braunton is just over a mile away and here there are amenities to cater for everyday needs. These include primary and secondary schools, restaurants, public houses, medical centre and a good number of local shops and stores and a Tesco's superstore. Barnstaple, the regional centre of north Devon, is approximately 6 miles away and connected by a regular bus service. Here a wider range of amenities can be found as well as access to The North Devon Link Road which provides a convenient route to the M5 motorway via junction 27.

The property is sure to appeal to either a growing family or alternatively to use as an excellent holiday home. It is conveniently situated to some of the regions most sought after and renowned beaches and it can be occupied with minimum delay.

Services

Drainage Needs To Be Connected. There is an oil boiler but tank needs re-siting. Mains

Council Tax Band

C

EPC Rating

F

Tenure

Freehold.

Viewings

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

