



TOTAL FLOOR AREA: 1789 sq.ft. (166.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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**Family Home With Outstanding Views**  
4 Down Lane, Braunton, EX33 2LE

Asking Price

**£475,000**

- 3 Bedrooms, 2 Reception
- Utility Room & Cloaks
- NO ONWARD CHAIN
- Open Kitchen with Large Dining Area
- uPVC D/G, Gas Heating & Solar
- Magnificent Far Reaching Views
- Entrance Porch & Hall
- Gardens & Parking For 2 Cars
- EPC: E

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Call 01271 814114  
or email braunton@phillipsland.com

**Directions**  
From Barnstaple follow A361 to Braunton. At Wrafton bear right, signposted to Heanton Punchardon. Follow this road past Braunton Academy and at the button roundabout, continue on up the hill into Hillview. At the top, bear right up and around into East Hill. Carry on and down and Down Lane will be on the left hand side. Carry on up and around and no.4 is on the left hand side.

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 & Hall

**Sitting Room**  
3.82 x 3.33 (12'6" x 10'11")

**Sun Room**  
4.35 x 2.24 (14'3" x 6'6",78'8")

**Kitchen & Dining Area**  
5.73 x 4.38 (18'9" x 14'4")

**Utility Room**  
3.83 x 2.82 (12'6" x 9'3")

### Cloakroom & Rear Porch

### Landing with Cloakroom

### Bathroom

**Bedroom 1**  
4.42 x 3.09 (14'6" x 10'1")

**Ensuite Shower Room**  
3.33 x 2.49 (10'11" x 8'2")

**Bedroom 2**  
3.15 x 2.77 (10'4" x 9'1")

**Bedroom 3**  
3.31 narr. to 2.93 x 2.57 (10'10" narr. to 9'7" x 8'5")

**Attic Store Room**  
4.63 x 4.19 (15'2" x 13'8")

### Gardens and Superb Views

### Car Space for 2 Cars

## Overview

This spacious 3 bedroom semi detached house is located in one of Braunton's most sought after residential areas with no passing traffic. It occupies an elevated position and so takes full advantage of the quite superb views the village has to offer. Therefore, it must be seen to fully appreciate.

The house offers NO ONWARD CHAIN so it can be occupied without fuss or bother. The rooms flow nicely with the benefit of uPVC double glazing and mains gas heating. Furthermore, there are solar panels which help greatly with energy bills and produce a regular income. There is a lovely entrance porch which is a relaxing place to sit, read and take in the view. The hall leads to the kitchen/ dining room and the sitting room. This has a wood burner and attractive engineered oak style floors which extend into the sun room. From here there are further open views and double doors to the front garden. There are further double doors to the kitchen dining room which has a bay window and the same attractive flooring to the dining area. This then opens to the kitchen which has a tiled floor and a former recess for a range which now houses the gas hob. To the rear of the house, from the dining area, is a very useful utility room and cloakroom.

To the first floor there are 3 bedrooms. The first has a lovely feature fireplace and a very large en suite shower room with excellent wardrobe storage. Bedrooms 1 & 2 are to the front of the house so benefit from the view. Also to this floor is a family bathroom and a separate WC. To the second floor is a good size attic store.

The gardens are set mainly to the front of the house and are tiered with lawns and patio. To the bottom of the garden are 2 off road parking spaces laid to gravel and a garden tap. There is a side access to the rear garden which is laid to astro turf with a low stone wall boundary with fencing over.

The property is situated in the very sought after Down Lane location and enjoys breathtaking southerly views. A viewing is advised to fully appreciate the full panorama on offer. Down Lane is situated to the edge of Braunton, however, access to the village centre is still convenient.

The village is considered to be one of the largest in the country and caters well for its inhabitants with an excellent range of amenities including primary and secondary schooling, medical centre, public houses, churches and a good number of local shops. There is also Tesco's and Cawthorne's store, whilst approximately 3 miles to the west are the sandy beaches at Croyde and Saunton. These are a mecca for surfing enthusiasts and renowned throughout the world. Saunton also offers an excellent golf club with two championship courses.

There is a regular bus service which connects to Barnstaple, the regional centre of north Devon, approximately 5 miles to the east. Here a wider range of amenities can be found including The Queens Theatre, a brand new leisure centre, covered town centre shopping at Green Lanes and out of town shopping at Roundswell. There are further super stores on offer whilst The North Devon Link Road provides a convenient route to the M5 motorway at junction 27. The Tarka Rail Line connects to Exeter in the south and this picks up a direct route to London.

In all this is a tremendous opportunity to acquire a home for a growing family in a superb position and which can be occupied very quickly.

## Services

All mains

## Council Tax band

D

## EPC Rating

E

## Tenure

Freehold

## Viewings

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

