

GROUND FLOOR
405 sq.ft. (37.6 sq.m.) approx.



1ST FLOOR
784 sq.ft. (72.9 sq.m.) approx.



29 DYERS CLOSE

TOTAL FLOOR AREA: 1189 sq.ft. (110.5 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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Individual 3 Bedroom Detached House 'Fine Views'

Guide Price

29 Dyers Close, Braunton, EX33 2PB

£459,950

- 3 Bedroom Detached House
- Parking & Garage
- Lovely Decked Terrace
- Reverse Level Configuration
- 3 Spacious Bedrooms
- EPC: Band TBC
- Fine Views Overlooking Braunton
- Lounge Diner
- Viewing Essential

Directions

From Barnstaple proceed on the A361 to Braunton. Continue to the very centre of the village and at the crossroads and traffic lights turn right into East Street. Proceed passing our office and after a very short distance take the next turning right into Dyers Close, upon entering the close bear left where the property will be found at the very head of the close situated on your 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

Garage

5.44m x 3.48m (17'10 x 11'5)

Bedroom 110'4 max x 10'1 max

En Suite Shower

2.64m max x 1.50m max (8'8 max x 4'11 max)

Landing

2.90m x 1.78m (9'6 x 5'10)

Lounge Diner

6.73m x 3.45m narrows to 2.49m (22'1 x 11'4 narrows to 8'2)

Kitchen

3.48m x 3.20m (11'5 x 10'6)

Bedroom 2

3.61m x 3.53m (11'10 x 11'7)

Bedroom 3

3.53m x 3.20m max (11'7 x 10'6 max)

Bathroom

Elevated Position

Central Position

Must be viewed

Situation

Dyers Close is a small development conveniently situated within a stones throw to the village centre. With easy access from the lower part of East Street all the village centre amenities are only a matter of a few minutes walk away. These include Caen Street Primary School, medical centre, Slee's Hardware and a good number of independent restaurants, coffee houses and local stores.

Braunton is one of the country's largest villages and offers other amenities including a Tesco's store, the family run Cawthorne's store and secondary schooling. The village is ideally located for easy access to the sandy beaches of Saunton and Croyde, approximately 3 & 5 miles to the west and which are connected by a regular bus service. They are both highly regarded for their quality of surf and wide expanse of golden sands. Saunton also has the renowned golf club with it's 2 championship courses.

Barnstaple, the regional centre of north Devon, is approximately 5 miles to the south east and here there is a wider range of amenities. Here there is further education at Petroc College, and town centre shopping at Green Lanes. Furthermore, there is out of town shopping at Roundswell. There is a brand new leisure centre, Scott's cinema and The Queens Theatre. The bus service also runs between Braunton, Ilfracombe and Barnstaple. There is access onto The North Devon Link Road which offers a convenient route to the M5 motorway at Junction 27. The Tarka Rail Line connects to Exeter, in the south and this picks up the direct route to London.

Overview

Phillips Smith & Dunn are delighted to offer to the market 'Sunset' 29 Dyers Close found to be a most appealing and individual 3 bedroom detached modern house. The property enjoys a pleasant tucked away elevated position located at the very head of the close. The property benefits from full PVC double glazing, gas centrally heated and has a reverse level configuration taking full advantage of the fine view which overlooks the village and beyond.

The property is extremely well positioned conveniently located within a stones throw to the village square and its excellent amenities. . Briefly the internal accommodation comprises entrance door leading into the entrance hall with staircase rising to the first floor, there is access leading into the spacious garage with remotely operated up and over door. There is a ground floor bedroom having the advantage of a fitted wardrobe along with a 3 piece en suite shower room. Stairs rise to the first floor and landing serving all rooms with airing cupboard. The 22' lounge diner is a good size room that allows ample space for a dining table, a modern contemporary wall mounted gas fire provides a lovely focal point to the room. French doors lead out onto the decked balcony terrace. There are two further well proportioned bedrooms each having fitted wardrobes, bedroom 2 is currently used as dining room and also has access leading to the sun terrace. The kitchen has a wide assortment of base and wall units with high gloss door fronted units, along with solid wood working surfaces. There is an inset 1.5 bowl sink unit and integrated dishwasher below. Furthermore the family bathroom comprises of a white 3 piece suite with bath, shower over, low level WC, and wash basin and part tiled walls.

Directly to the front there is off road parking leading to the attached garage. There is a small gently sloping lawn with steps that rise up providing side access and leads to the rear garden. The property is accessible on both sides and is fully enclosed therefore, child and pet friendly. The rear garden enjoys a good degree of sunshine and privacy. Steps lead up to a level garden laid to lawn to the majority with many mature plants and shrubs. Furthermore, located to the front of the property is a large decked elevated sun terrace that is perfect for alfresco dining and entertaining. There are fine views from here and enjoys a West facing aspect therefore, enjoys a good amount of sunshine late into the evening.

Services

All mains connected

Council Tax band

Band D

EPC Rating

To be confirmed

Tenure

Freehold

Viewings

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

