



TOTAL FLOOR AREA : 1021 sq.ft. (94.9 sq.m.) approx.  
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## Charming 2 Bedroom Cottage

Alamina Cottage, 29a North Street, Braunton, Devon, EX33 1AJ

Asking Price

**£348,500**

- NO ONWARD CHAIN
- Two Large Bedrooms
- Newly Fitted Kitchen with Built in Appliances
- Fabulous Quality Bathroom
- uPVC Double Glazing, Gas Heating
- Useful Attic Space
- Lovely Central Location
- GARAGE & Attractive Gardens
- EPC: Band D

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## Room list:

### Kitchen/ Dining/ Living Room

6.77 x 3.74 narr 2.53 (22'2" x 12'3" narr 8'3")

### Sitting Room

4.69 x 3.68 (15'4" x 12'0")

### Landing

### Bedroom 1

4.8 x 3.74 (15'8" x 12'3")

### Bedroom 2

3.80 x 3.72 max (12'5" x 12'2" max)

### Bathroom

2.88 x 1.71 (9'5" x 5'7")

### Rear Garden with side access

### Garage a short distance away

### NO ONWARD CHAIN

## Overview

Alamina Cottage is a fine 2 double bedroom end of terrace cottage offered for sale in superb order throughout and which offers very comfortable and bright accommodation. It is situated within easy walking access of the village centre and its amenities. There is NO ONWARD chain, so the property can be occupied with the minimum of fuss & delay.

Immediately you enter the cottage into the dining room and kitchen, you can appreciate the calm and peaceful atmosphere. The colour schemes enhance the lovely spacious nature of the rooms which offer space and light. The new kitchen units are complemented by contrasting stone effect worktops with tiled splash backs, hob, oven, extractor and integrated slimline dishwasher. The quarry tiled floor contrasts nicely with the decor whilst the stripped beam to the ceiling is an attractive feature. From this room there is access to the rear garden. The double aspect sitting room is a delight, with its beamed ceiling and feature fireplace having exposed stonework over. There is potential for the new owner to put in a log burning stove.

To the first floor there are two tastefully decorated large double bedrooms, one of which has access to a useful attic room and (subject to PP) could possibly convert to a 3rd bedroom. A brand new quality bathroom has also been installed with stylish glazed tiles.

The good sized patio garden to the rear offers privacy, ample room for entertaining and sun throughout the day. Steps lead up to a further raised garden area which has attractive glass and stainless steel balustrading looking down to the lower garden area. The garden can also be accessed through a side door from the front of the property which also acts as a useful covered storage area. The property also has a GARAGE which is a rare commodity in this area and so makes it a great asset for easy parking or storage.

The property is sure to appeal to those looking for a comfortable home or alternatively, it will make for a super holiday home and one which could also benefit from the buoyant holiday letting market and so accrue a good income.

## Location

The property is situated in the very attractive area of North Street, which is one of the oldest areas of the village. Therefore, it is very easy few minutes walk into the village where there are a wide range of amenities including medical centre, pubs, restaurants, schools, coffee shops and a wide range of local shops as well as a Tesco superstore

Close by are an array of stunning beaches and areas of outstanding natural beauty. Saunton Sands. Croyde Bay and Putsborough Beach all being within a short drive from Braunton and are a paradise for surfers and families. Nearby, Braunton Burrows is one of the largest sand dune systems in the British Isles with its rich diversity of plant, bird and animal life. There are many coastal walks along the golden sands and rugged cliffs to enjoy as well as access on to the Tarka Trail from Braunton which offers many miles of level walks and cycling along the estuary to Barnstaple. This is the principle north Devon Town and is 5 miles to the east.

Here there are further amenities, shopping and leisure facilities including Tarka Tennis, tenpin bowling, cinema and a brand new leisure centre. Green Lanes Shopping Centre is to the centre of the town and out of town shopping at Roundswell.

The North Devon Link Road provides a convenient connection to the M5 motorway at junction 27, Tiverton. Here there is Tiverton Parkway Station. From Barnstaple the Tarka Rail Line connects to Exeter in the south which then picks up the line to London Paddington.

## Services

All mains connected

## Council Tax band

C

## EPC Rating

D

## Tenure

Freehold

## Viewings

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

