



28 RECTORY CLOSE, WRAFTON, BRAUNTON

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Superb 2 Bedroom Modern Terrace House

28 Rectory Close, Wrafton, Braunton, Devon, EX33 2DQ

Guide Price

£289,950

- 2 Bedroom Modern Home
- Well Fitted Kitchen & Bathroom
- Pleasant Cul De Sac
- Excellent Condition Throughout
- Sunny Garden
- Gas C/H & D/G
- Stylishly Presented
- Fine Views From Rear
- EPC: Band C

Directions

From Barnstaple proceed along the A361 to Braunton, at Chivenor RMB barracks proceed directly across taking the second exit and at Wrafton bear right signposted to Heanton Punchardon and the North Devon Athletics Track. Continue along this road for a short distance and take the first right hand turning into Rectory Close, the property will be found after a short distance on the right hand side.

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Room list:

- Storage**
1.73m x 1.19m (5'8 x 3'11)
- Entrance Porch**
1.50m x 1.27m (4'11 x 4'2)
- Entrance Hall**
3.76m x 1.75m (12'4 x 5'9)
- Kitchen**
3.25m x 2.34m (10'8 x 7'8)
- Lounge Diner**
7.14m x 3.15m max (23'5 x 10'4 max)

First Floor

Landing

Bedroom 1
4.29m x 3.15m (14'1 x 10'4)

Bedroom 2
3.89m x 2.77m (12'9 x 9'1)

Bathroom
2.46m x 1.75m (8'1 x 5'9)

Ideal First Time Home

Superb Condition

Must Be Viewed

Rectory Close forms part of Wrafton village situated to the East of the larger village of Braunton. The property stands within a pleasant cul-de-sac location and is surrounded by similar style dwellings. A short distance from the property is the ever popular Williams Arms public house/ restaurant and Tesco Superstore is only a few minutes walk away. Braunton village offers excellent amenities including primary and secondary schooling which are also close to hand with further shops, stores, churches, public houses etc. There is a regular bus service to Barnstaple, the regional centre of North Devon which is approximately four miles to the South East and here a wide range of amenities can be found. There is also a bus service to the sandy beaches of Croyde & Saunton approximately six miles to the West, there is also the renowned Golf Club with its two eighteen hole golf courses. There is access to the North Devon link road from Barnstaple which offers convenient route to the M5 motorway, there is also the Tarka train link to Exeter in the South.

This is an excellent opportunity to acquire a superbly presented and deceptively spacious 2 bedroom mid terrace house. The property is situated within a pleasant cul de sac position and enjoys a splendid position backing onto neighboring arable land with far reaching views towards Heanton and the Church in the distance. This impressive home benefits from full PVC double glazing and is gas fired centrally heated. The agents consider the property an ideal first time purchase or alternatively as a sound buy to let investment opportunity. The property has been maintained to a very high standard therefore, we recommend a full internal viewing to appreciate the well planned accommodation.

Briefly the accommodation comprises, entrance porch with door leading to a most useful storage cupboard. From the entrance hall stairs rise to the first floor having a contemporary balustrade with space and recess below ideal for a computer workstation/hub. The kitchen has ample base and wall units finished with rolled top working surfaces and feature back board with inset 1.5 bowl sink unit, there is space for under counter dishwasher, washing machine and free standing fridge freezer. Furthermore there is a 4 ring electric hob and oven below. The 23' dual aspect lounge diner is a bright and spacious room and has a fireplace feature with timber mantle piece over providing a pleasing focal point to the room. There are French doors that lead directly out into the garden onto a large expanse of composite patio decking. To the first floor there is a landing serving all rooms with airing cupboard housing 'Ideal' gas boiler feeding central heating systems. There are two well proportioned double bedrooms, bedroom one having a walk in wardrobe over the stairwell. Bedroom two is a further impressive room with a splendid outlook overlooking the open aspect field to the rear and enjoys far reaching views. The stylish and modern 4 piece bathroom suite has been well fitted with fully tiled walls and floor, comprises bath with shower mixer with shower screen, full pedestal wash hand basin with contemporary mirror with inset lighting. WC, bidet and chrome heated towel rail.

Directly to the front of the property is a footpath which leads to the front door with courtesy coach light. There is a small level lawn with chippings area for recycle bins. The rear garden enjoys a bright and sunny aspect which enjoys a high degree of privacy and sunshine throughout the day. The garden is fully enclosed with feather edge fencing therefore, being child and pet friendly. The garden is laid to lawn to the majority with a large expanse of composite decking ideal for alfresco dining and entertaining. There is a small flower border to the far boundary stocked with plants, shrubs and small tree.

Properties such as these are in strong demand therefore, the agents advise advise an early inspection to avoid disappointment.



Services

All Mains

Council Tax band

B

EPC Rating

C

Tenure

Freehold