

GROUND FLOOR
423 sq.ft. (39.3 sq.m.) approx.



1 LEADENGATE FIELDS, CROYDE
TOTAL FLOOR AREA: 423 sq.ft. (39.3 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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Well Presented 3 Bedroom Chalet Style Holiday Home

Guide Price

1 Leadengate Fields, Croyde, Braunton, Devon, EX33 1PB

£372,000

- Superb Holiday Home
- 3 Bedrooms
- Close Walk To Beach
- Sound Investment Opportunity
- Bathroom
- Private Gardens
- Spacious Lounge Diner
- Off Road Parking
- EPC: Band E

Directions

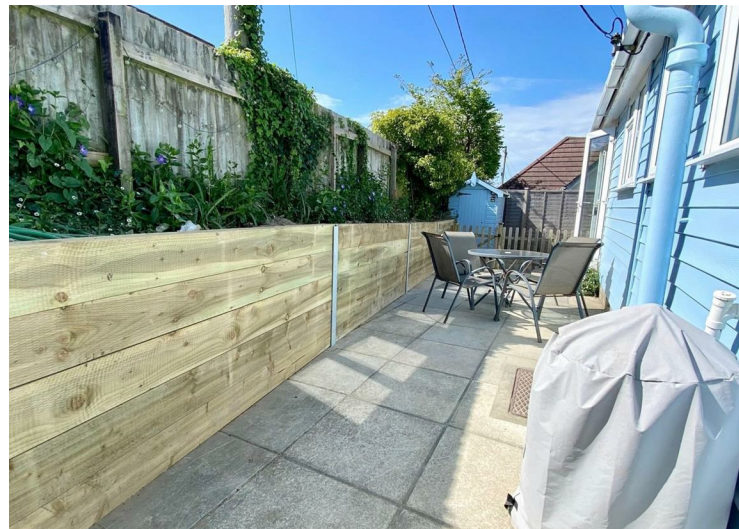
From Braunton Village centre, turn left at the crossroads and lights, sign posted to Croyde. Stay on this road and continue into Croyde village. Proceed passing Croyde Bay Resort and then West Coyde on the left hand side. After approximately 100 yards, turn left into the entrance of Leadengate Close and Leadengate Fields, turn immediately left into Leadengate Fields whereby the property is found to be the very first dwelling on your left 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 Porch

1.50m x 1.32m (4'11 x 4'4)

Kitchen

3.28m max x 2.34m (10'9 max x 7'8)

Inner Hall

3.28m x 0.79m (10'9 x 2'7)

Lounge Diner

4.75m x 2.82m max (15'7 x 9'3 max)

Bedroom 1

2.77m x 2.24m (9'1 x 7'4)

Bedroom 2

2.24m x 1.85m (7'4 x 6'1)

Bedroom 3

1.96m x 1.47m (6'5 x 4'10)

Bathroom

1.93m x 1.47m (6'4 x 4'10)

Off Road Parking

Short Stroll To Beach

Viewing Essential

Overview

Phillips Smith & Dunn are delighted to offer to the market 'The Gull' found to be a 3 bedroom detached chalet holiday home with a 12 month holiday occupancy. The property is considered as a fabulous holiday home bolt hole retreat, or alternatively would make a sound investment opportunity taking advantage of the lucrative tourism demand in this renowned coastal village. (Booking numbers and figures can be seen upon request) The property is situated within the popular and much sought after Leadengate Fields Cul-De-Sac and is surrounded by similar style dwellings. There is easy and convenient access to Croyde Bay beach being just a short stroll from the property and is accessible via a path located at the bottom of the close interconnecting to Leadengate Close and onto Sandy Lane.

The property stands on a level plot with the garden predominantly to the side and rear both of which enjoy a high degree of seclusion and privacy, furthermore there is off road parking on the private drive and further provisions for an extra parking space at the front with the removal of a chain linked posts if required. The property is found to be very well presented throughout, benefiting from full PVC double glazing

The property is subject to a 12 month holiday occupation and benefits from full PVC double glazed windows and doors and has attractive sky blue timber cladding to the exterior. Briefly the internal accommodation comprises tiled entrance porch leading into the dual aspect kitchen having an assortment of base and wall units with rolled top working surfaces, there is an inset sink unit with under counter dishwasher, washing machine and fridge. The inner hall has a useful storage cupboard and leads to all rooms. There are 3 bedrooms two of which overlook the front elevation. The bathroom comprises of a white suite with WC, wash basin inset to vanity along with bath and electric shower over. Located to the far end is the spacious triple aspect lounge diner and has direct access via French doors that leads directly out into the enclosed rear garden. There is a small picket fence with gate leading to the driveway and has a useful store shed ideal for storing those essential surfboards and bucket & spades. The rear garden is laid with paving and is perfect for enjoying alfresco dining and entertaining and has a large timber retaining flower border stocked with plants and shrubs. To the far end there is a most private area laid to lawn and leads back around to the front of the property.

Situation

Nestling nicely on the superb North Devon coastline and sandwiched between the other main beaches at Woolacombe, to the North, and Saunton Sands, to the South, sits Croyde Bay an Area Of Outstanding Natural Beauty and surrounded by stunning coastline. The South West Coast Path passes through and, just up the road, is Saunton Golf Club which boasts 2 Championship Links Courses.

Braunton is 5 miles away and connected by a regular bus service. This is considered one of the largest villages in the country and offers excellent facilities and amenities. There is a medical centre, a good choice of pubs, coffee shops, a Tesco super Store and the family run Cawthornes store. There are plenty of places to eat including the highly regarded Squires Fish & Chips and a Thai restaurant.

Barnstaple is the main North Devon town and is 9 miles away from Croyde. Here there are more social and leisure facilities including a new leisure centre, Scott's Cinema, ten pin bowling and The Queen's Theatre. There is covered shopping in the centre at Green Lanes and out of town shopping at Roundswell. There is access on to The North Devon Link Road which give quick access to M5 Motorway at junction 27. The Tarka Rail Line connects to Exeter in the south and this picks up a direct route to London.

All this means that every requirement is met for holiday makers who will want to come and enjoy either a relaxing or an entertaining, fun filled holiday. Therefore, this makes for an ideal investment opportunity which must be seen at the earliest time to avoid disappointment.

Services

Mains water drainage
& Electric

Council Tax

Business rated

EPC Rating

Band: F

Tenure

Freehold

Viewings

Strictly by appointment
with the Braunton office.
01271 814114

