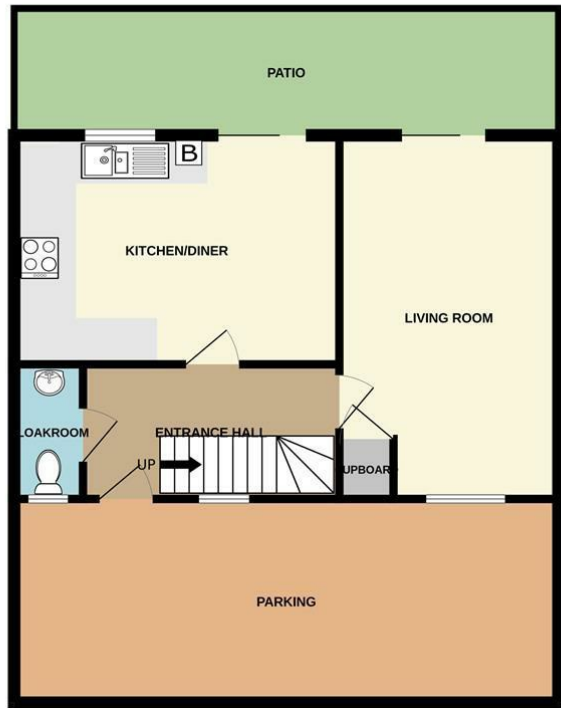


GROUND FLOOR
680 sq.ft. (63.2 sq.m.) approx.



1ST FLOOR
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA: 1117 sq.ft. (103.7 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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Directions

From Barnstaple take A361 to Braunton. Proceed through Chivenor, Wrafton and on to Braunton. At the Murco garage on the right, take first exit on the roundabout and then take first left into Tarka Way. Follow the road around to the first left turning into the cul de sac and the house is then on the right.

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Easy To Run 3 Bedroom Family Home

10 Tarka Way, Braunton, EX33 2FG

Asking Price

£369,950

- 3 Bedrooms, 2 Bathrooms
- Living Room With Patio Doors
- Kitchen/ Breakfast room
- Hall & Cloakroom
- 2 Parking Spaces
- No Onward Chain
- Upvc D/G, Gas Heating
- Balance 10 Year NHBC Warranty
- EPC: B



Tarka Way is a small but select development of homes constructed by Pearce Homes, local builders of high repute. This semi-detached 3 bedroom family house is light and spacious with pleasing part rendered and part ship lap elevations with attractive brick plinth, all under a tiled roof.

The property offers generous accommodation which flows nicely and comprises an entrance hall with cloakroom off. There is attractive moduleo floor coverings to the ground floor. There is a double aspect living room with patio doors to the outside. The spacious kitchen/diner has a good range of units with some Bosch appliances including a built in oven, hob with stainless steel chimney hood over and an integral dishwasher.

To the first floor, the master bedroom has built in double wardrobes and an en suite shower room. There are two further bedrooms and a well appointed family bathroom with a white suite. The property stands on a level plot with lawn gardens and a patio. The house backs onto open land and so has a very pleasant outlook. To the front of the house, is off road parking for 2 cars, From here, there is side access to the rear garden.

The house is perfect for growing families with its spacious accommodation. The property has the benefit of UPVc double glazing and gas fired radiator central heating and carries the balance of 10 year NHBC build mark warranty. The property is easy and economical to run so will be of interest to young families or it could be a good buy to let investment.

Tarka Way is in a prominent and convenient location offering access to the centre of Braunton village, which is approximately 1 mile to the west and also to Barnstaple, the regional centre of north Devon, approximately 4 miles to the south east. Both these locations are connected by a regular bus service.

There is the renowned Williams Arms Public House close by, primary and secondary schooling is also very convenient distance. Braunton is considered one of the largest villages in the country and caters well for its inhabitants with a Tesco Superstore only a few minutes away. Other amenities include a good range of pubs/restaurants, medical centre, churches and a good number of local shops and stores. The Tarka Trail, which connects Barnstaple to Braunton, is also close to hand and offers many miles of superb walks and cycling alongside the estuary.

The sandy beaches at Saunton & Croyde are approximately 3 & 5 miles from Braunton, whilst Saunton also boasts a renowned golf club with two championships courses. At Barnstaple there is access on to The North Devon Link Road which provides a convenient route to the M5 motorway at Junction 2. Her, Tiverton Parkway Rail Station connects to London (Paddington). The Tarka Train line from Barnstaple connects to Exeter in the south and this also connects to London Paddington.

Room list:

Entrance Hall

Cloakroom

Living Room
5.35 x 3.60 (17'6" x 11'9")

Kitchen/ Breakfast Room
4.67 x 3.29 (15'3" x 10'9")

First Floor Landing

Bedroom 1
4.27 x 3.05 (14'0" x 10'0")

Bedroom 2
3.18 x 2.87 (10'5" x 9'4")

Bedroom 3
3.18 x 2.26 (10'5" x 7'4")

Family Bathroom

**Rear Garden With Patio Backing
Onto Open Land**

Off Road Parking for 2 To The Front

Services

All Mains Connected

Council Tax band

C

EPC Rating

B

Tenure

Freehold

Viewings

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

