



TOTAL FLOOR AREA: 578 sq.ft. (53.7 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 is given as to their operability or efficiency can be given.  
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## Deceptive 2 Bedroom Apartment

3, Caen Court Caen Street, Braunton, Devon, EX33 1AA

Asking Price

**£195,000**

- 2 Bedroom Apartment
- Living Room & Kitchen
- Good Size Sun Terrace
- NO ONWARD CHAIN
- Bathroom & Store Room
- Deceptively Spacious
- Village Centre Position
- Gas Heating & Upvc D/G
- EPC: D

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### Directions

From Barnstaple proceed on the A361 to Braunton. Continue to the very centre of the village and at the crossroads/traffic lights, turn left signposted to Croyde/Saunton. Continue along this road and the property is above Tiki Surf Shop on the right and opposite the car park which is on the left. It would be best to park in the car park and walk back to Tiki. Walk down the side and there is a galvanised flight of steps. Go up and flat 3 is to the far left.

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.  
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## Overview

This is a very good opportunity to buy an easy to run first home situated to the very centre of the village. An internal viewing is essential, as the apartment is very deceptive from the front but the accommodation pushes back over the shop below.

Convenience is the word of the day with this property, as it is located over the Tiki Surf shop right to the centre of the village. Therefore, amenities are close to hand and these include being close to the family run Cawthorne's store, Caen Shopping Centre, a bus stop, coffee shops, pubs and other shops and stores. There is no parking with the property, however, it is very easy to walk to amenities and there is the opportunity to buy a yearly car pass to Caen Street Car Park.

To the front of the apartment is a good size sun deck and you enter the property via the porch. This then leads to the well proportioned living room. From here is access to the kitchen and also to the inner hall which has a store cupboard. There are 2 bedrooms, one of which has a very useful and large store room off. The bathroom has a white 3 piece suite.

This really is a great opportunity for first time buyers, or those who are looking for a buy to let investment. Alternatively, it would also make for a private 'turn key' holiday retreat. However, IT CANNOT BE COMMERCIALY HOLIDAY LET. There is no onward chain, so occupation/ possession can happen quickly.

## Services

All Mains Connected

## Council Tax band

A

## EPC Rating

D

## Tenure

Leasehold

## Viewings

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



## Outside

The apartment is situated in a most convenient position to the village centre being close to the village green. Close to hand are amenities which include newsagents, restaurants, the family run Cawthorne's Store and a good number of local shops and stores. The bus stops very close by and this connects to the sandy beaches of Saunton & Croyde which are approximately 4& 5 miles to the west. These are superb beaches, renowned globally for their surfing, whilst Saunton also offers a superb golf club with 2 championship courses.

Braunton is considered one of the largest villages in England and is very well positioned not only for access to the beaches but also to the South West Coast Path which offers many miles of delightful walks. Barnstaple, the regional centre of north Devon, is also connected by bus and here there are a wider range of amenities available. These include out of town shopping at Roundswell, covered shopping in the town centre at Green Lanes and there is access on to The North Devon Link Road which provides a convenient route to the M5 motorway at Junction 27. The Tarka rail line connects to Exeter in the South which picks up the main London route to Paddington.

## Room list:

### Entrance Porch

### Living Room

3.98 x 3.47 (13'0" x 11'4")

### Kitchen

3.75 x 2.07 (12'3" x 6'9")

### Inner Hall With Cupboard

### Bedroom 1

4 x 2.63 (13'1" x 8'7")

### Bedroom 2

2.97 x 2.27 (9'8" x 7'5")

### Store Room

3.90 x 1.22 (12'9" x 4'0")

### Bathroom

2.94 x 1.47 (9'7" x 4'9")

### Good Size Front Sun Deck

**AGENT NOTE: CANNOT BE  
HOLIDAY LET**

