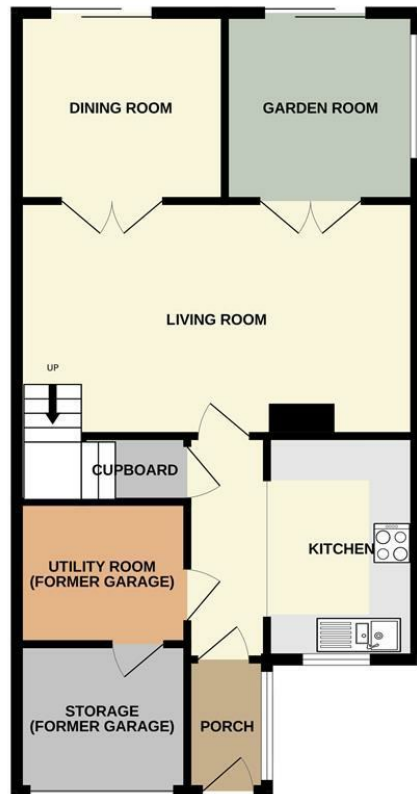
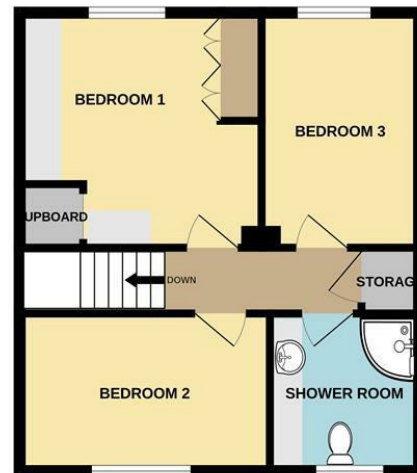


GROUND FLOOR  
697 sq.ft. (64.7 sq.m.) approx.



1ST FLOOR  
439 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA: 1136 sq.ft. (105.6 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. Made with Metropix ©2024



**Spacious 3 Bedroom House**  
15 Glebelands, Wrafton, Braunton, Devon, EX33 2DH

Asking Price

**£275,000**

- 3 Bedroom Family Home
- Living Room & Dining Room
- Shower Room, Off Road Parking
- Requires Updating
- Kitchen & Utility Room
- Easy Gardens, Potential Garage
- Tremendous Potential
- Garden Room & Storeroom
- EPC : F

**Looking to sell? Let us value your property for free!**

Call 01271 814114  
or email braunton@phillipsland.com

**Directions**

From Barnstaple take A361 to Braunton. At Wrafton bear right at Perigo Laboratories (on left), and signposted to Heanton Punchardon. Continue on and take 2nd turning on the right, into Glebelands. No.15 is to the end terrace in the left.

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract. Copyright 2016 Phillips Smith & Dunn. All rights reserved. Phillips Smith & Dunn is a name of P. S. & D. Limited. Our company registration number is 04753854 and we are registered in England and Wales.



## Room list:

### Porch

**Kitchen**  
3.42 x 3.33 (11'2" x 10'11")

**Utility Room (Part of Former Garage)**  
2.37 x 2.06 (7'9" x 6'9")

**Store Room ( Partof Fomer Garage)**  
2.69 x 2.44 (8'9" x 8'0")

**Living Room**  
5.97 x 3.52 (19'7" x 11'6")

**Dining Room**  
3.08 x 2.78 (10'1" x 9'1")

**Garden Room**  
2.92 x 2.45 (9'6" x 8'0")

### Landing with Cupboard

**Bedroom 1**  
3.70 max x 3 .51 (12'1" max x 9'10" .167'3")

**Bedroom 2**  
3.74 x 2.51 (12'3" x 8'2")

**Bedroom 3**  
3.49 x 2.12 (11'5" x 6'11")

**Shower Room**  
2.51 x 2.10 (8'2" x 6'10")

### Off Road Parking To The Front

### Patio Rear Garden With Pleasant Outlook

## Overview

This is a very good opportunity to acquire a modern 3 bedroom house which will be of particular interest to a young couple with a young, growing family. The present owner has been in occupation for over 40 years but has now found that the time is right to move on.

Although the house requires some updating, there is tremendous potential for the next owner to place their own tastes and ideas on the house to make it a most comfortable home. The house has part dimplex electric heating and UPVC double glazing. The rooms flow well with an entrance porch leading into the kitchen and from here there is access to a very useful utility room and large storeroom. These were formerly the integral garage and it would be possible to re instate this, if required. There is a large living room to the rear with double doors to the dining room and to a garden room. These have sliding patio doors to the rear garden.

The first floor is the landing with a store cupboard and 3 good size bedrooms. The rear bedrooms have a lovely aspect over thatched roofs and on to hills in the distance, whilst the front bedroom overlooks the open green which is lined by mature trees. There is also a good size shower room with tiled walls.

The house stands on a good size level plot with off road parking to the front and an open plan garden. The rear garden is laid to patio, so easy to maintain. Here there are sheds and a greenhouse.

Property in this very convenient location, rarely come to the market, so we recommend an early viewing to avoid disappointment.

15, Glebelands forms part of Wrafton village which is situated 1 mile east of the larger village of Braunton. The property stands in a pleasant cul-de-sac location and is surrounded by similar style dwellings which overlook a lawned green.

A short distance from the property is the ever popular Williams Arms public house & restaurant and a Tesco Superstore is only a few minutes walk away. Furthermore, there is access on to The Tarka Trail which provides miles of delightful walks and cycling next to The Taw Estuary. 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.

Braunton village offers excellent amenities including primary and secondary schooling which are also close to hand along 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. Here there is a wide range of amenities and covered shopping in the town centre at Green Lanes and out of town shopping at Roundswell.

There is access to the North Devon Link Road from Barnstaple which offers convenient route to the M5 motorway at junction 27 whilst, there is also the Tarka Train Line to Exeter in the south which picks up the direct route to London Paddington.

## Services

Water, electricity and drainage.  
Gas outside, under kitchen

**Council Tax band**  
C

**EPC Rating**

TBC

**Tenure**

Freehold

**Viewings**

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

