

GROUND FLOOR
496 sq.ft. (46.1 sq.m.) approx.



1ST FLOOR
475 sq.ft. (44.1 sq.m.) approx.



11 WESTMEAD CLOSE, BRAUNTON

TOTAL FLOOR AREA: 971 sq.ft. (90.2 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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3 Bed Mid Terrace Modern Home 'Convenient Location'

Guide Price

11 Westmead Close, Braunton, EX33 1NL

£300,000

- 3 Bedroom Modern House
- Ideal First Time Purchase
- Requires Some Modernisation
- Open Plan Kitchen Diner
- Sitting Room
- Spacious Bathroom & WC
- Gas Central Heating
- PVC Double Glazed To Majority
- EPC: Band D

Directions

From Barnstaple proceed on the A361 to Braunton. Continue into the centre of Braunton and turn left at the crossroads and traffic lights signposted to Croyde and Saunton. Continue along Caen Street passing Cawthornes and proceed up the hill passing The White Lion public house, continue along Saunton Road for approximately 300 yards and turn right into Westmead Close, upon entering bear around to the left where upon the property will be found facing you as you enter the cul de sac.

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or email braunton@phillipsland.com

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- Room list:**
- Entrance Porch**
1.22m x 1.09m (4'0 x 3'7)
 - Entrance Hall**
2.90m max x 3.25m (9'6 max x 10'8)
 - Sitting Room**
3.56m x 3.63m (11'8 x 11'11)
 - Dining Room**
3.68m x 3.10m (12'1 x 10'2)
 - Kitchen**
3.45m x 2.90m (11'4 x 9'6)
 - Cloakroom WC**
2.34m x 0.97m (7'8 x 3'2)

- First Floor**
- Landing**
3.51m x 0.79m (11'6 x 2'7)
 - Bedroom 1**
3.84m max x 3.78m (12'7 max x 12'5)
 - Bedroom 2**
3.89m max x 3.28m (12'9 max x 10'9)
 - Bedroom 3**
3.20m x 2.06m (10'6 x 6'9)
 - Bathroom**
3.81m x 1.63m (12'6 x 5'4)
- Ideal First Time Purchase**
- Cul De Sac Position**
- Close To Village Centre**

Overview

This is an excellent opportunity to acquire this 3 bedroom mid terrace modern house situated within a pleasant cul de sac position conveniently located within easy reach to the village centre and its excellent amenities. The property is found in need of some updating and modernisation yet provides plenty of scope and potential to put ones stamp upon. The property benefits from gas central heating, and has PVC double glazing to the majority apart from porch, furthermore there is the added advantage of having 'no onward chain' therefore can be occupied with the minimum of delay.

The agents consider the property lends itself to a good number of buyers to include those seeking a first time purchase or principle home, alternatively the property would make a splendid holiday home 'lock up and leave' bolt hole retreat, or would be of particular interest to those purchasers looking for a buy to let investment opportunity from which an excellent income stream could be generated.

Briefly the accommodation comprises storm porch leads to the front door and inner hall leading to the cloakroom WC, along with staircase rising to the first floor incorporating useful built in storage. The spacious kitchen diner enjoys a modern open plan configuration and has an assortment of base and wall units with ample working surfaces with inset sink unit. There is ample space for a large dining set to gather around and has direct access leading into the enclosed rear garden via a sliding patio door. There is also a further means of access to the garden through a rear lobby porch. From the dining room there is access to the front sitting room, this currently has a wide opening due to the inter connecting internal doors having been removed, these can easily be re connected if required. The sitting room is a bright and spacious room and overlooks the front courtyard and onto the close. To the first floor stairs open onto the landing serving all rooms with useful storage cupboard. There are 3 bedrooms, bedrooms 1 & 2 are well proportioned double rooms along with bedroom 3 being a comfortable single room. The family bathroom is particularly spacious comprising bath with mixer shower over, WC and wash basin. There is also a large built in cupboard for linen, towels and toiletries.

Properties of this nature are always in very good demand therefore, we recommend an internal viewing at the earliest opportunity to appreciate this deceptively spacious home within this popular and convenient location.

Garden & Situation

The property is accessible via a wrought iron gate leading to the front garden laid with paving and dwarf wall. The rear courtyard is fully enclosed therefore child and pet friendly and enjoys a sunny facing aspect enjoying plenty of sunshine late into the evening. Having been designed with easy maintenance in mind laid with paving requiring the minimum of upkeep and fuss. This sunny courtyard provides the perfect place to relax and unwind, There is a central rockery with established tree and further stone rockery with plants and shrub. The parking is on a communal first come first served basis.

Westmead Close is situated just off the Saunton Road, and so offers very easy access to the village centre, which is a few minutes walk away. Here there are a good number of amenities available including primary school, medical centre, newsagents, public houses, shops and Cawthorne's store to name but a few. Close by is also a Tesco store, Braunton Academy and independent coffee shops and restaurants. Being situated to the west side of Braunton on the Saunton Road means that access to the sandy beaches at Croyde and Saunton is within easy reach, being approximately 5 and 3 miles away, and there is also a regular bus service to the beach, with the bus stop again being very conveniently located. Barnstaple, the regional centre of north Devon is located is located approx 6 miles to the East. Here there a wide range of shopping, leisure and social amenities. There is access on to The North Devon Link Road which provides a convenient route to the M5 motorway at junction 27, whilst The Tarka Rail Line connects to Exeter in the South, which picks up the direct route to London.

Services

All mains connected

Council Tax

Band C

EPC Rating

Band D

Tenure

Freehold

Viewings

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

