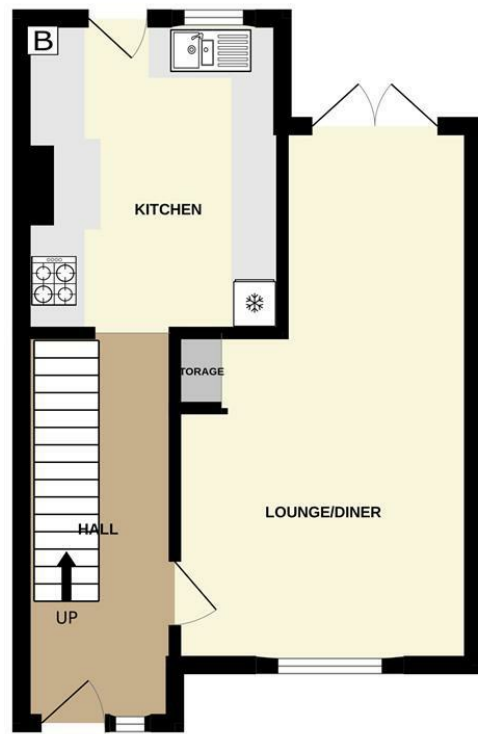
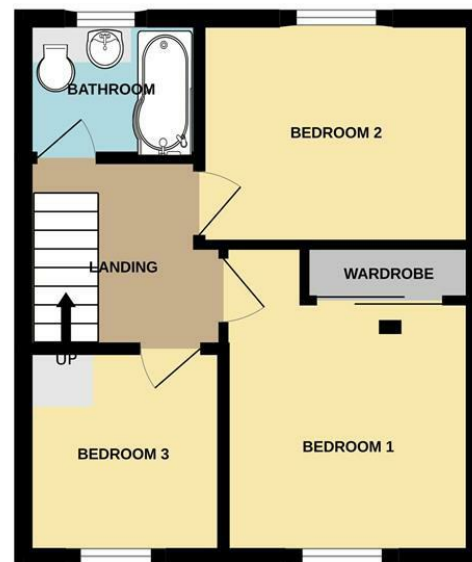


GROUND FLOOR



1ST FLOOR



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



A Lovely 3 Bedroom Family Home

15 Pixie Dell, Braunton, Devon, EX33 1DR

Offers In Excess Of

£300,000

- 3 Bedrooms, 1 Bathroom
- Sunny South Facing Garden
- uPVC D/G and Gas C/H
- Double Aspect Lounge/Diner
- Communal Parking
- Close to Local Amenities
- Garage En-Bloc
- Short Drive To Saunton
- EPC: C

Directions

From Barnstaple proceed along the A361 to Braunton and continue to the very centre of the village. At the traffic lights and cross roads turn left signposted to Croyde and Saunton. Proceed along this road pass our office on the right and on to the Saunton Road, turn right into Dune View Road and then turn left into Pixie Dell. Continue pass Pixie Dell Stores, and then number 15 can be found on your left.

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

Call 01271 814114

or email braunton@phillipsland.com

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:

Entrance Hall

Lounge/Diner
6.44 x 3.6 narr to 2.25 (21'1" x 11'9" narr to 7'4")

Kitchen
3.77 x 3.13 (12'4" x 10'3")

Bedroom 1
3.75 x 3.04 (12'3" x 9'11")

Bedroom 2
3.38 x 2.74 (11'1" x 8'11")

Bedroom 3
2.4 x 2.4 (7'10" x 7'10")

Bathroom
2.05 x 1.68 (6'8" x 5'6")

Sunny South Facing Garden

Garage En-Bloc

Communal Parking



Outside

Pixie Dell sits right to the heart of the ever popular Saunton Park area which is to the west side of Braunton. This means there is good access to the superb beaches at Saunton & Croyde. Saunton also offers a renowned golf club with 2 championship courses.

There is the advantage of Pixie Dell Stores being close to hand, ideal for those everyday small necessities. A short walk away it the reputable Kingsacre primary school, whilst Braunton Academy also easy to hand. Close by, there is also an open playing area, so this is an ideal area to bring up a growing family or even as a sound buy to let investment.

The village centre is easily accessible with a good range of amenities to cater for everyday needs including medical centre, post office, pubs, restaurants and an excellent range of shops and businesses. There is a bus stop close by providing a regular service to the sandy beaches of Saunton and Croyde, which are approximately 5 miles to the west. Barnstaple, the regional town centre of north Devon, is approximately 5 miles to the south east. Here there is excellent shopping, both to the town centre and out of town at Roundswell. The North Devon Link Road connects to the M5 at junction 27.

We are delighted to offer to the market this very well presented, 3 bedroom family home in the highly sought after location of Pixie Dell in Saunton Park. This is a great opportunity for a family looking to move into Braunton or even for a buy to let investment.

The house has a good sized entrance hall with ample room for coats, shoes etc. To your right you walk into the well proportioned living room which narrows slightly to the dining area. This is a bright, double aspect room with French doors opening out to the rear garden. The kitchen is well appointed with integral double oven, gas hob, dishwasher and fridge freezer. The attractive and contemporary units have ample work surfaces and modern metro tiling. The kitchen overlooks the rear garden, ideal for keeping an eye on young children when playing in the garden. To the first floor you have 3 bright bedrooms. Bedrooms 1 & 2 are doubles, whilst bedroom 3 could either have a single bed or be used as an office.

This family home has the advantage of an enclosed and good size rear garden which is south facing and has been designed with easy maintenance in mind. This is split between a good sized decked area, which is ideal for garden furniture and low maintenance artificial lawn with stone chippings to one side. The front garden is enclosed by a dwarf wall with further artificial turf requiring zero maintenance.

This property also has the benefit of an garage en-bloc within a short distance from the house. We strongly recommend a viewing at the earliest opportunity to fully appreciate this very well presented family home situated within this favoured residential area located to the Western side of the village.

Services

All Mains

Council Tax band

C

EPC Rating

C

Tenure

Freehold

