



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 and the house is on the left.

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Call 01271 814114
or email braunton@phillipsland.com

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A Superb Detached Family Home

4 Tarka Way, Braunton, Devon, EX33 2FG

Guide Price

£405,000

- 3 Bedrooms, 2 Bathrooms
- Immaculate Throughout
- Small Popular Development
- Hall & Good Size Cloakroom
- Well Fitted Kitchen/ Breakfast Room
- Living Room With Patio Doors
- Gas Heating, UPVC Double Glazing
- Garage & Parking
- Delightful Gardens



Room list:

Entrance Hall

Cloakroom

Kitchen/ Diner
4.63 x 3.10 (15'2" x 10'2")

Living Room
5.36 x 3.73 (17'7" x 12'2")

First Floor Landing

Bedroom 1
4.67 max x 3.14 (15'3" max x 10'3")

En Suite Shower
2.24 x 1.19 (7'4" x 3'10")

Bedroom 2
3.07 x 2.90 (10'0" x 9'6")

Bedroom 3
3.28 x 2.24 (10'9" x 7'4")

Family Bathroom
2.12 x 1.84 (6'11" x 6'0")

Garage
5.62 x 2.80 (18'5" x 9'2")

Off Road Parking and Front Lawn

Delightful Rear West Facing Garden With Good Privacy

This 3 bedroom detached house must be one of the most immaculate homes currently offered for sale in the Braunton area. The only way to find out, is to arrange a viewing and we will be delighted to show you over. The house is part of the Tarka Way development which comprises similar style houses.

Constructed by Messrs. Pearce Homes, local builders high repute, to high specification and offering UPVc double glazing and gas fired central heating. Furthermore, there is the benefit of the balance of an NHBC warranty and an attached garage with off road parking. This attractive home has a red brick plinth with part rendered and part cedar, shiplap elevations. The house has good insulation levels so it is easy and economical to run.

The bright and spacious rooms flow well and to the majority of the ground floor there is attractive herringbone, parquet style flooring. The entrance hall has a cloakroom and stairs to the first floor. The kitchen/diner is well fitted with a good range of units and Bosch appliances including electric hob, oven and dishwasher. The wall units have underlighting and this provides a soothing ambience. The good size living room is to the rear width of the house. Here there is a useful cupboard and french doors to the rear garden.

To the first floor there is a bright landing with cupboard and the first bedroom has built in wardrobes with mirror doors and an ensuite shower room. There are 2 further double bedrooms and a well appointed family bathroom. This accommodation makes this an ideal home for a growing family. Furthermore, there is a lovely, enclosed west facing rear garden which offers a very good degree of privacy. It has been designed and laid with some thought as there are separate areas to sit and enjoy both the morning and evening sun. The main area is laid to lawn with slightly raised chipped borders and further borders with shrubs and a semi circular sitting area, also laid to chippings. There is a side door to the garage, a good size patio and concealed bin store area.

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 a very convenient distance away. 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. Here, 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.

Services

All Services Connected

Council Tax band

D

EPC Rating

B

Tenure

Freehold

Viewings

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

