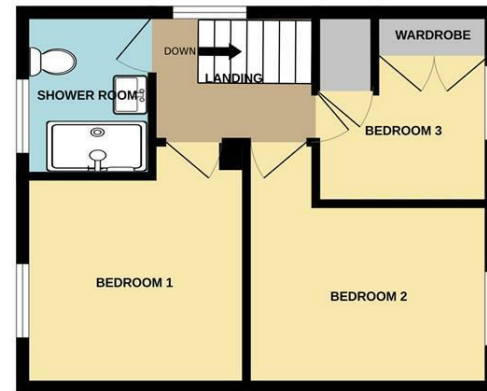


GROUND FLOOR
618 sq.ft. (57.4 sq.m.) approx.

1ST FLOOR
351 sq.ft. (32.6 sq.m.) approx.



TOTAL FLOOR AREA: 969 sq.ft. (90.0 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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Family Home Offering Huge Potential

55 Homer Road, Braunton, EX33 1DS

Guide Price

£355,000

- 3/4 Bedroom Semi Detach
- NO ONWARD CHAIN
- Requires Updating & Improvement
- Good Size Kitchen/ Breakfast Room
- Dining Room/ Bedroom 4
- Dining Area, Living Area
- Lovely South Facing Gardens
- Tremendous Potential
- EPC: D

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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.

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This semi detached family house offers an excellent opportunity to acquire a deceptively spacious modern home with a very good size, south facing garden. Although the house requires some improvement, it offers tremendous potential to further extended the accommodation (Sub PP). A full viewing is essential to appreciate this potential which, should it be extended, would then make this a most spacious home. THERE IS NO ONWARD CHAIN.

Built in the 1970's, the house is of traditional cavity construction with part exposed brick and part rendered elevations under a concrete interlocking tiled roof. There is the benefit of gas central heating and PVC double glazing virtually through the property. The house has been extended to offer good size, flexible and bright rooms. The entrance porch opens to the hall with stairs to the first floor. The side extension has a variety of uses including as a 4th bedroom, study or dining room. There is an open plan living room and dining room. To the rear there is an open plan living room and dining room with access to the kitchen which has a door out to the gardens. There are 3 bedrooms to the first floor and shower room.

The front garden is open plan and laid to grass with some plants and shrubs. To the side of the garden is a garage. Although this is en bloc, it stands conveniently right to side of the garden. Therefore, there is great potential to put more parking to the front (Sub PP). There is side access to the rear garden which is south facing and a very good size. It also offers a good degree of privacy with a raised patio from the kitchen which looks down the garden. The right side of the boundary is screened by trees and shrubs whilst the rest of the garden is enclosed by fencing. To the bottom of the garden are flower beds and this is a lovely area to sit and enjoy the peace.

The house is situated to the west side of Braunton to the end of Homer Road which comprises similar style bungalows and houses and which form part of Saunton Park. This means access to the fine, sandy beaches at Saunton and Croyde is most convenient. These beaches are renowned for their quality of surf and are connected by a regular bus service which stops at the end of the road. Saunton also offers the Golf Club with 2 championship courses. Close by is the Pixie Dell Convenience Store and Kingsacre primary school. Also a few minutes drive away is Braunton Burrows, a UNESCO Biosphere in an AONB. This is the largest sand dune system in England which offers a huge area ideal for exercise and dog walking.

Braunton is considered one of the largest in the country and the centre is an invigorating but level walk away. There is a wide range of amenities including churches, pubs, coffee shops, restaurants and a wide choice of local shops and stores. There is a Tesco super store and the family run Cawthorne's store in the village centre as well as butcher, greengrocer and hardware store.

Barnstaple, the main north Devon town, is 5 miles away and connected by the bus service. Here there is a wider choice of shopping, leisure and social facilities including covered town centre shopping at Green Lanes and out of town shopping at Roundswell. There is a brand new leisure centre, Tarka Tennis, The Queen's Theatre and Scott's cinema.

Access to the M5 Motorway is via The North Devon Link Road at Junction 27. The Tarka rail line connects to Exeter which picks up the direct route to London

Room list:

Entrance Hall

Living Area
3.27 x 3.54 (10'8" x 11'7")

Dining Area
5.15 x 2.73 (16'10" x 8'11")

Kitchen/ Breakfast Room
3.26 x 3.18 (10'8" x 10'5")

Dining Room/ Bedroom 4
3.17 x 3 (10'4" x 9'10")

First Floor Landing

Bedroom 1
3.20 x 3.09 (10'5" x 10'1")

Bedroom 2
3.08 x 2.37 (10'1" x 7'9")

Bedroom 3
2.16 x 2.17 narr to 1.70 (7'1" x 7'1" narr to 5'6")

Bathroom
1.93 x 1.78 (6'3" x 5'10")

Lovely South Facing Garden

Garage

Services

All Mains Connected

Council Tax band

C

EPC Rating

D

Tenure

Freehold

Viewings

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

