

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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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 to side of the garden. Therefore, there is great potential to put more parking to the front (Sub PP). There is side access to 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.

Services

All Mains Connected

Council Tax band

C

EPC Rating

D

Tenure

Freehold

Viewings

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



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