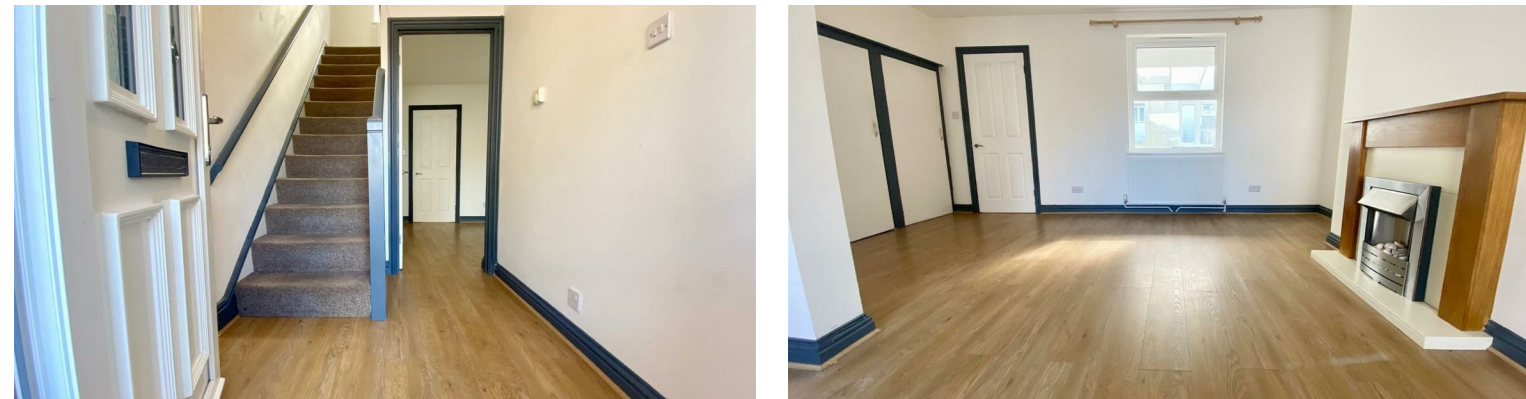




27 D SOUTH STREET, BRAUNTON
TOTAL FLOOR AREA: 935 sq.ft. (86.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or 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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Spacious 3 Bedroom House 'No Ongoing Chain' Guide Price
27D South Street, Braunton, EX33 2AA **£275,000**

- 3 Bedroom Period House
- Ideal First Time Purchase
- Spacious Accommodation
- Open Plan Lounge Diner
- Kitchen
- Utility Room
- Bathroom & Cloakroom WC
- Sun/Play Room
- Gardens & Workshop

Directions

From Barnstaple proceed on the A361 to Braunton. At Velator roundabout turn left and at the next roundabout turn right as if to go to Tesco. Then take the first turning right into South Street and follow South Street up towards the village. Continue past the Evangelical Church on the left, continue on passing the thatched cottage and onto The Mariners Arms public house. Proceed ahead to the next junction at Sings Lane where the property will be found on your right hand side. For convenience we recommend to park in The Caen Car Park which is your next left and is clearly displayed.

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.
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Room list:

Storm Porch
1.85m x 1.07m (6'1 x 3'6)

Entrance Hall
2.21m x 1.83m (7'3 x 6'0)

Open Plan Lounge Diner
5.84m max 4.75m max (19'2 max x 15'7 max)

Kitchen
2.62m x 2.29m (8'7 x 7'6)

Utility Room
3.33m max x 2.69m (10'11 max x 8'10)

Sun/Play Room
3.63m x 2.36m (11'11 x 7'9)

First Floor

Landing

Bedroom 1
3.20m x 3.00m (10'6 x 9'10)

Bedroom 2
2.97m x 2.34m (9'9 x 7'8)

Bedroom 3
2.72m x 2.24m (8'11 x 7'4)

Bathroom
1.83m x 1.50m (6'0 x 4'11)

Workshop / Store
5.72m x 2.97m max (18'9 x 9'9 max)

Ideal First Time Purchase

Close To Village Centre

'No Onward Chain'

Overview

Phillips Smith & Dunn are delighted to offer to the market this well presented 3 bedroom mid terrace house available with 'no onward chain' therefore, can be occupied with the minimum of delay. The agents consider the property an ideal first time purchase or alternatively will be of particular interest to those purchasers seeking a lock up and leave holiday home bolt hole retreat or would make a good investment opportunity which will generate a sound and steady income stream. The property benefits from PVC double glazed windows and doors throughout along with gas central heating, furthermore there is the added advantage of a large workshop to the rear.

Briefly the internal accommodation comprises, storm porch with quarry tiled floor leading to the entrance door and into the welcoming entrance hall, staircase rises to the first floor, door leading through to lounge diner. This bright and spacious room enjoys a modern open plan living configuration. There is a electric fan fire with timber surround that provides a fine focal point to the room, there is also 2 useful storage cupboards. The kitchen has a wide assortment of base and wall units stylishly finished with cream high gloss door fronted units and has ample working surfaces with inset sink unit along with electric hob with oven below. From here there is access leading into the spacious utility room, there is ample space for domestic appliances and has a cloakroom WC. Furthermore to the ground floor there is a sun room / playroom which lends itself to a multitude of uses. To the the first floor there are 3 bedrooms and family bathroom, briefly comprises of a 3 piece suite having a bath with folding glass screen, pedestal wash basin and WC.

The agents strongly recommend a formal viewing at the earliest opportunity to appreciate this well planned and deceptively spacious home, conveniently situated being a stones throw to the village square and centre of the village. Be quick!

To the rear of the property is a fully enclosed garden therefore, child and pet friendly. There is a small paved patio area with access leading into the sun/play room. A pathway leads up through the garden with a gently sloping lawn on either side. This leads to a workshop situated at the top of the garden. This is one of the standout features and provides ample space for storage, DIY projects, or even converting it into a home office or gym - the possibilities are endless!

Agents Note: Caen car park is within a short walk from the property and we advise potential buyers to contact the Parish Council for more information regarding a parking permit.

The property stands within a convenient position within South Street and offers very easy access to the village centre being within a stones throw to the square and is a level walk away. Braunton offers a wide range of amenities including primary and secondary schooling, Cawthorne's Store, churches, public houses, restaurants and a good number of local shops and stores and coffee houses. There is also a Tesco store within a level walk away with a bus stop offering a service that connects to superb sandy beaches of Croyme and Saunton to the west. Saunton also offers the renowned golf club with it two championship courses and both beaches are mecca for the avid surfer or those interested in water sport.

Barnstaple, the regional centre of north Devon is approximately 5 miles to the south east and here a wider range of amenities can be found. These include sports facilities, Tarka Tennis and the new Tarka Leisure Centre, whilst there is also the Queen's Theatre and Scott's Cinema in the centre of the town. Barnstaple offers excellent shopping facilities and access on to the link road which provides a convenient route to the M5 motorway at junction 27. The Tarka Rail Line connects to Exeter in the south which picks up the main route to London.

Services

All mains connected

Council Tax

Band B

EPC Rating

Band C

Tenure

Freehold

Viewings

Strictly by appointment with the Braunton office please call us on (01271) 814114

