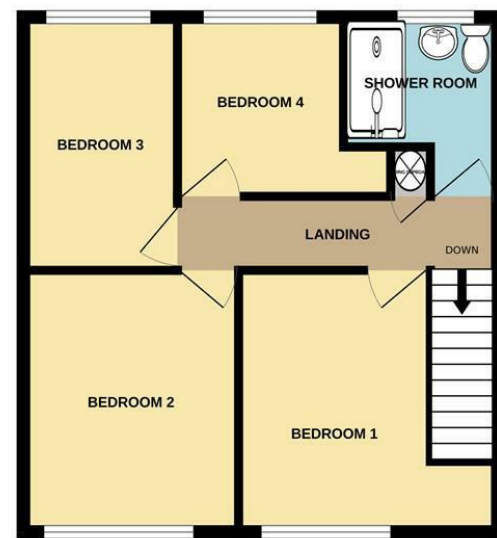


GROUND FLOOR



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.  
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## 4 Bedroom Semi Det Home In Need Of Modernisation

13 Hart Manor, Wrafton, Braunton, EX33 2DS

Guide Price **£325,000**

- 4 Bedrooms, 2 Reception Rooms
- In Need Of Modernisation
- A Stones Throw From The Tarka Trail
- Communal Parking Close By
- Enclosed Front & Rear Gardens
- Kitchen & Shower Room
- NO ONWARD CHAIN
- Conveniently Situated
- EPC: D

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

Call 01271 814114

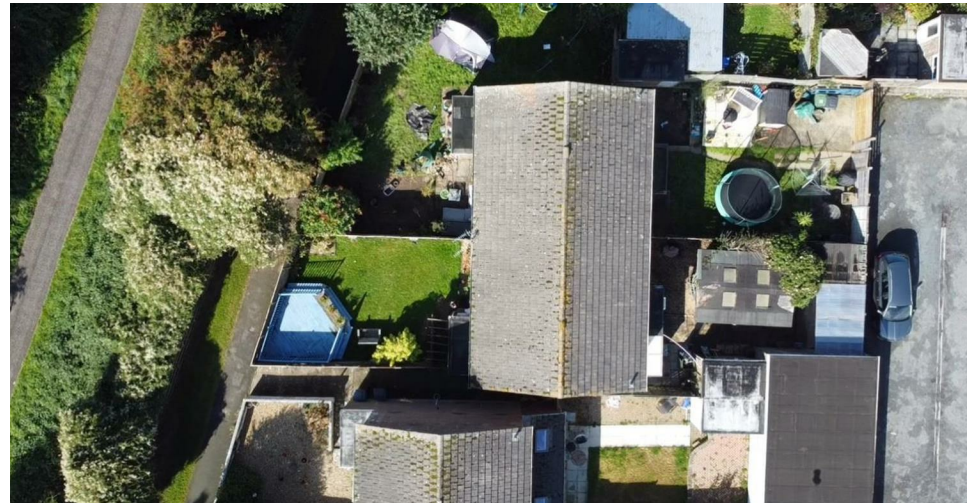
or email [braunton@phillipsland.com](mailto:braunton@phillipsland.com)

### Directions

Proceed on the A361 to Braunton. On entering Wrafton turn left opposite the Williams Arms pub and continue along this road passed the British Legion on the right hand side. Continue along this road passed the first turning on the right and continue on turning right into Hart Manor. Continue down the road and you will see communal parking on the right. You can then walk down to your right and number 13 will be on your right hand side.

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:

### Porch

**Entrance Hall**  
4.85 x 1.6 (15'10" x 5'2")

**Living Room**  
4.64 x 3.42 (15'2" x 11'2")

**Dining Room**  
3.39 x 3.30 (11'1" x 10'9")

**Kitchen**  
3.28 x 2.95 (10'9" x 9'8")

**Garden Room**  
2.1 x 1.5 (6'10" x 4'11")

**Downstairs WC**  
1.52 x 0.8 (4'11" x 2'7")

**Outside Store Room**  
3.0 x 1.6 (9'10" x 5'2")

**Bedroom 1**  
3.44 nar 2.51 x 3.45 (11'3" nar 8'2" x 11'3")

**Bedroom 2**  
3.45 x 2.92 (11'3" x 9'6")

**Bedroom 3**  
3.28 x 2.0 (10'9" x 6'6")

**Bedroom 4**  
2.8 nar 2.2 x 2.35 (9'2" nar 7'2" x 7'8" )

**Shower Room**  
2.35 x 2.04 (7'8" x 6'8" )

**Short Walk To Communal Parking**

**Short Walk To Tarka Trail**

## Local Area

Hart Manor is a sought after residential location of similar style houses set within the popular village location of Wrafton which is approximately one mile from the larger village of Braunton. A short distance away are good primary and secondary schools, Tesco superstore and the renowned public house/restaurant at the Williams Arms. There is a regular bus service which connects into Braunton village where there is a further range of amenities including a medical centre, churches, public houses, coffee shops and a good number of local shops and stores. The beaches at Croyde and Saunton are approximately 6 miles away and both have superb sandy beaches. Braunton Burrows is a UNESCO site being the largest dune system in the country and here there are many miles of walks for dogs etc. Saunton Sands golf club is also close by with its two championship courses.

Barnstaple, the regional centre of North Devon is approximately 4 miles to the East and again connected by a regular bus service. Barnstaple offer excellent shopping facilities in the form of covered shopping in the town centre at Green Lanes and out of town shopping at Roundswell. There are a choice of superstores around the town and again a good number of local shops and stores. The North Devon link road provides a convenient route to the M5 motorway and its national road connections at Junction 27 and here there is also access to Tiverton Parkway. The Tarka trainline connects to Exeter in the South which connects directly to London Paddington.

Phillips Smith & Dunn are delighted to bring to the market for the first time in 50+ years, 13 Hart Manor. This deceptive, 4 bedroom semi detached family home benefits from private and enclosed front and rear gardens whilst being conveniently situated in the ever so popular location of Wrafton.

As you approach the property from the pedestrian footpath, towards the front of the house you have good sized, enclosed, south west facing garden which is ideal for anyone with pets or children and a raised decking area in the corner which is perfect to soak up the sun. Leading into the property you have a useful porch area before walking into the entrance hall. On your left you have a spacious living room, overlooking your front garden. Then you have a good sized dining room with the aspect of the rear garden. The kitchen is well equipped with inset oven and gas hob, ample worktop space and cupboards for storage. Off the back of the kitchen you have an useful downstairs WC and Garden Room, the current owners are in the process of replacing the garden room door.

Upstairs you have the advantage of 4 good sized bedrooms and a family shower room. Bedrooms 1 & 2 having an aspect towards the Taw Estuary. This would be ideal for a growing family looking to move into the Wrafton area. The rear garden is spacious with the benefit of an useful garden store room, gazebo timber framed pond and side access to the front of the property.

We would recommend a full viewing to appreciate the potential this property has to offer. The property has the benefit of NO ONWARD CHAIN so can be occupied within a minimum delay.

## Services

Mains Water, Electric & Drainage -  
\*Agents note, we have not tested any appliances or heating.

## Council Tax band

B

## EPC Rating

D

## Tenure

Freehold

