

GROUND FLOOR



1ST FLOOR



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Directions

From Barnstaple proceed on the A361 to Braunton. Continue to the centre of the village and at the cross roads and traffic lights, turn left signposted to Croyde and Saunton. Proceed into Caen Street passing Cawthornes supermarket on the right and continue up the road to the White Lion public house on the corner, continue ahead and upon passing the White Lion Pub, number 2 will be found on your right.

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

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or email braunton@phillipsland.com

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A Spacious 3 Bedroom Family Home

2 Saunton Road, Braunton, Devon, EX33 1HB

Guide Price

£320,000

- 3 Bedroom, 2 Reception Rooms
- Close To Local Amenities
- Private Enclosed Garden
- Ideal Family Home
- 4 Piece Suite Family Bathroom
- Contemporary Kitchen
- Downstairs WC
- Short Walk To The Village Centre
- EPC: D



Room list:

Entrance Hall

Living room

3.61 x 4.25 nar 3.09 (11'10" x 13'11" nar 10'1")

Sitting Room

3.61 nar 3.31 x 3.31 (11'10" nar 10'10" x 10'10")

Kitchen/ Dining Room

5.49 nar 2.1 x 4.77 nar 2.16 (18'0" nar 6'10" x 15'7" nar 7'1")

Bedroom 1

3.28 x 2.71 (10'9" x 8'10")

Bedroom 2

3.15 x 2.71 (10'4" x 8'10")

Bedroom 3

2.23 x 2.71 (7'3" x 8'10")

Bathroom

3.22 nar 2.12 x 2.71 (10'6" nar 6'11" x 8'10")

Private Enclosed Garden

Overview

We are delighted to bring to the market this deceptively spacious, 3 bedroom end of terrace, family home. Situated in a highly convenient location, being within a short walk to the Braunton village centre and close by to all the local amenities.

As you enter the property you have a useful entrance hall with the most impressive victorian period floor tiling. Leading round to your left you have a light and spacious living room with an attractive bay window and an additional sitting room which benefits from a wood burning stove, perfect for those autumn evenings. Both rooms are a good size and offer flexible arrangement. Off the back of the sitting room you have a useful dining room and L-shaped contemporary kitchen which has ample worktop space, space for a washing machine, dishwasher and oven. The kitchen/diner also benefits from multi aspect and two velux windows allowing plenty of natural light. In the entrance hall there is also a handy downstairs WC under the stairs.

Upstairs you have 3 good sized double bedrooms. Alongside with an attractive 4 piece suite in the family bathroom with matching floor and wall tiles.

The rear garden is private and enclosed, ideal for anyone with children or pets to run around. There is also an ideal outbuilding/workshop and a raised decking area, perfect for soaking up the sun.

Services

All mains connected

Council Tax band

B

EPC Rating

D

Tenure

Freehold

Viewings

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



The property stands in a prominent position on the Saunton Road with easy and convenient access to the village centre and also there is a bus stop close by which connects to the sandy beaches at Croyde and Saunton approximately 5 miles to the west. At Saunton there is also the renowned golf club with its two championship courses.

Braunton is a good sized village which caters well for its inhabitants including primary and secondary schooling, churches, public houses, medical centre and a good number of local shops and stores. These include Cawthorne's store to the village centre and also Tesco Store being out of the village. A bus service also connects to Barnstaple, the regional centre of North Devon approximately 5 miles to the south east and here a wider range of amenities can be found including the North Devon Leisure Centre and Queens Theatre. There is access on to the North Devon Link Road which provides a convenient route to the M5 motorway.

