



Large House 7 Bedrooms & 5 Bathrooms
Dune View, 8 Franklyn Avenue, Braunton, Devon, EX33 2JY

Asking Price

£795,000

- Spacious 7 Bedroom Family House
- 5 Bathrooms, Utility & Sauna Room
- Rare Opportunity & NO ONWARD CHAIN
- Superb Open Plan Accommodation
- Very Well Appointed Throughout
- This Must Be viewed To Fully Appreciate
- Very Convenient & Popular Location
- Large Garage, Good Parking & Gardens
- EPC RATING: D

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Room list:

Entrance Hall

Sitting Room
3.91 x 3.61 (12'9" x 11'10")

Open Plan Kitchen/ Dining/ Living Room
7.40 x 6.90 (24'3" x 22'7")

Utility Room
4.09 x 2.58 (13'5" x 8'5")

Shower Room

SAUNA
2.27 x 1.55 (7'5" x 5'1")

Spacious First Floor Landing
4.75 x 3.71 (average) (15'7" x 12'2" (average))

Bedroom 1
3.82 x 3.71 (12'6" x 12'2")

En Suite Shower
3.03 x 1.45 (9'11" x 4'9")

Bedroom 2
3.89 x 3.28 (12'9" x 10'9")

En Suite Shower Room
2.40 x 1.25 (7'10" x 4'1")

Bedroom 3
4.13 x 2.76 (13'6" x 9'0")

Bedroom 4
3.30 x 3.26 (10'9" x 10'8")

Bedroom 5/ Study
2.72 x 2.07 (8'11" x 6'9")

Family Bathroom
4.05 x 3.08 (13'3" x 10'1")

Second Floor Landing Room
4.37 max x 4.11 (14'4" max x 13'5")

L Shaped Bedroom 7
6.55 x 3.65 & 6.18 x 3.59 (21'5" x 11'11" & 20'3" x 11'9")

4 Piece Bathroom
3.66 x 3.08 (12'0" x 10'1")

Frankyn Avenue is a highly sought after cul-de-sac of individual but similar style properties situated to the village centre end of Lower Park Road and therefore, offers very easy access to the village amenities and schools.

This attractive, gently sloping and tree lined avenue offers some views over Braunton and on to the Taw Estuary in the distance. Close by are primary and secondary schools, together with a good range of amenities including medical centre, Tesco stores, public houses, churches and a good number of local shops and stores.

Braunton is one of the largest villages in England and is very well located for easy access to the sandy beaches at Saunton and Croyme which are approximately 3 & 5 miles to the west. Barnstaple, the regional centre of north Devon, is approximately 5 miles to the south east. Close by is Braunton Burrows, the largest dune system in the country and is a UNESCO RESERVE in an AONB. It's vast area is ideal for dog walking and exercise. The Tarka trail connects to Barnstaple and beyond and offers many miles of delightful walks by the estuary.

Although Braunton caters well for its inhabitants, Barnstaple offers a wider range of shops, leisure and social amenities. These include a brand new leisure centre, Tarka Tennis Centre, The Queens Theatre, and Scott's Cinema. There is excellent covered shopping to the town centre at Green Lanes and out of town shopping at Roundswell.

From Barnstaple there is access on to The North Devon Link Road which provides a convenient route to the M5 motorway at junction 27. where there is also Tiverton Parkway railway station. The Tarka Train Line connects Barnstaple to Exeter in the south and this picks up the main route to London Paddington..



Dune View is an attractive detached family home situated in one of Braunton's most sought after cul de sac's. It is located off Lower Park Road and is very convenient to the village centre and it's amenities. The present owner has extended the original house to offer what is now a substantial property which must be viewed to fully appreciate.

The superb open plan accommodation benefits gas fired central heating with some underfloor heating to the hall, which has attractive tiled flooring. The underfloor heating then extends into the kitchen, living- dining area and then on into the utility room & shower room. There is also underfloor heating to the main first floor family bathroom. There is also the benefit of UPVc double glazing.

As soon as you entre the house you can feel the character and feel of the house. The sitting room is to the front and has a bay window and fireplace. However, the rear kitchen and living room area is the real hub of the house and a superb room. This has full tri folding doors out to the garden from the living room area. The kitchen is nicely fitted with shaker style units and a large island. From here there is a very useful utility room, lobby and ground floor shower room. This is ideal to jump into once you have relaxed in the large SAUNA.

The first floor land is almost a room in itself and has stairs to the 2nd floor. The main bedroom and guest bedrooms have en suite shower rooms and there are 3 further bedrooms. The main family 4 piece bathroom has unfloor heating and built in store cupboards. To the second floor is space for an annex or for teenagers' living space. There is a large landing room which has concealed plumbing for a kitchen area so this could be a good kitchen/ living room. Further more, there is a massive L shaped bedroom affording brilliant views over Braunton, The Great Field and on to the estuary.

There is a lawned rear garden which offers a good degree of privacy. To one side of the house is a store/ Workshop with parking to the front. The the other side is a large garage, also with parking to the front. The rear garden also has a superb covered BBQ area with large pizza oven. This is a great area to entertain and it also doubles as a sitting/ clothes drying area for when the weather is a little damp. Here there is also an outside shower, ideal to de sand from a day at the beach.

Services

All Mains Connected

Council Tax band

E

EPC Rating

D

Tenure

Freehold

Viewings

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

