



12 VELATOR DRIVE, BRAUNTON
TOTAL FLOOR AREA: 1105 sq.ft. (102.6 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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Well Presented 3 Bedroom Family Home
12 Velator Drive, Velator, Braunton, Devon, EX33 2HU

Guide Price

£350,000

- Splendid Family Home
- Off Road Parking & Garage
- Modern Stylish Kitchen
- Spacious Accomodation
- Sitting & Dining Room
- Utility & Cloakroom WC
- Cul De Sac Position
- 3 Generous Bedrooms
- EPC: Band D

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

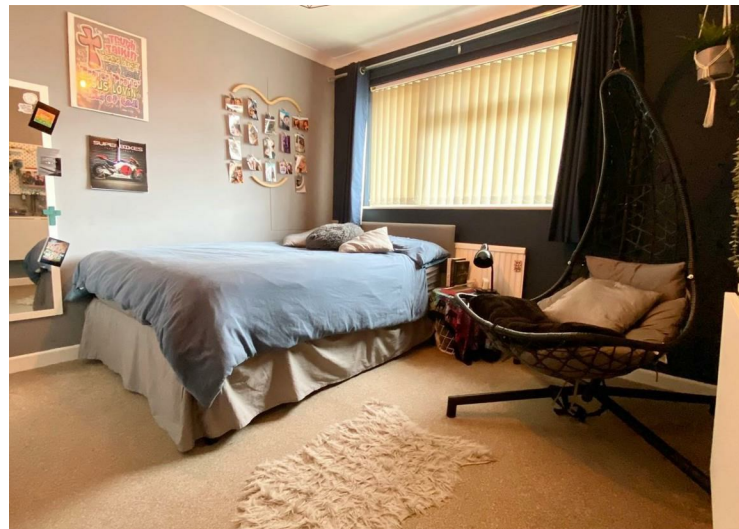
Call 01271 814114

or email braunton@phillipsland.com

Directions

From Barnstaple, proceed along the A361 towards Braunton. At the roundabout just after Wrafton turn left into Velator Way signposted towards Velator, at the next roundabout with The Quay cafe facing you turn left into Velator Road and proceed a short distance taking the next left turning left into Velator Close, proceed into the close taking the first left hand turning into Velator Drive where the property will be found directly in front of you.

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Room list:

- Entrance Porch**
2.92m x 1.07m (9'7 x 3'6)
- Entrance Hall**
1.63m x 1.02m (5'4 x 3'4)
- Sitting Room**
5.66m x 3.68m max (18'7 x 12'1 max)
- Dining Room**
2.87m x 2.84m (9'5 x 9'4)
- Kitchen**
3.18m x 2.97m (10'5 x 9'9)
- Utility Room**
2.49m max x 2.03m (8'2 max x 6'8)

- Cloakroom WC**
1.50m x 0.97m (4'11 x 3'2)

- First Floor**
- Landing**
3.23m x 1.70m (10'7 x 5'7)

- Bedroom 1**
3.71m x 3.00m (12'2 x 9'10)

- Bedroom 2**
3.23m x 3.00m (10'7 x 9'10)

- Bedroom 3**
2.69m x 2.57m (8'10 x 8'5)

- Bathroom**
2.54m x 1.85m (8'4 x 6'1)

Lovely Family Home

Cul De Sac Position

Viewing Essential

Situation

Velator Drive is a very popular cul de sac of similar style modern detached and semi detached bedroom houses. Velator forms part of Braunton village and is to the south side of Braunton and so offers easy access to the Tarka Trail which hugs the Taw Estuary and offers many miles of delightful walks towards Barnstaple. A little further on is the village of Wrafton where there is a very good pub restaurant and also a short distance away is Southmead Primary School and Braunton Academy making this an ideal home for the growing family. Tescos store is also only a few minutes walk away whilst a little further on is Braunton village centre. Here there is a wide range of amenities including further primary schools, churches, pubs and a good number of local shops and stores.

Braunton is ideally situated for easy access to Barnstaple, the regional centre of North Devon is approximately 5 miles to the west where there are further amenities available. Furthermore there is access on to the North Devon Link Road which provides a convenient route to the M5 motorway at junction 27. To the west are the sandy beaches of Croyde and Saunton, the ideal surfing locations whilst Saunton also offers the renowned golf club with its two championship courses.



Overview

This is an excellent opportunity to acquire a well presented 3 bedroom semi-detached modern house situated within this popular and very much sought after residential cul de sac surrounded by similar style dwellings. The property is conveniently located within easy reach to the village centre and its excellent amenities. There is the benefit of PVC double glazing, along with gas fired radiator central heating. The agents consider the property lends itself to a good number of buyers to include those seeking a splendid first time purchase or principle home, alternatively the property would make a fine holiday home 'lock up and leave' bolt hole retreat, or would be of particular interest to those purchasers looking for a sound buy to let investment opportunity from which an excellent income stream can be generated.

The well planned accommodation briefly comprises entrance porch located to the side leading into the entrance hall with useful store cupboard and staircase rising to the first floor. The modern shaker style kitchen has a wide assortment of base and wall units with ample working surfaces along with inset sink unit and slimline hob with oven below. The sitting room is of good size and has patio doors that provides direct access into the enclosed rear garden. The dual aspect dining room enjoys an open plan configuration and overlooks the garden to the side and rear. Furthermore, to the ground floor and accessible from the kitchen is a useful cloakroom WC, utility room area and access leading to the garage. To the first floor there are 3 good sized bedrooms all with built in wardrobes and a well appointed 3 piece family bathroom.

The property stands on a level plot with small lawn and privet hedge, there is off road parking to the front which leads to an integral garage with up and over door, many properties within the close have utilised and adapted the garage into further living accommodation (This could also be replicated if required subject to PP). The property is accessed from the side where there is also access to the rear garden which enjoys a sunny aspect and affords a good degree of privacy. The garden has been laid with artificial turf with easy maintenance in mind and therefore, requires the minimum of upkeep and fuss.

Properties in this location are always in very good demand therefore we recommend a viewing at the earliest opportunity to avoid disappointment.

Services

All mains connected

Council Tax

Band C

EPC Rating

Band D

Tenure

Freehold

Viewings

Viewings by appointment only. Contact the Braunton office on (01271) 814114

