

GROUND FLOOR  
641 sq.ft. (59.5 sq.m.) approx.



1ST FLOOR  
500 sq.ft. (46.5 sq.m.) approx.



TOTAL FLOOR AREA: 1141 sq.ft. (106.0 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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## Directions

From Barnstaple proceed on the A361 to Braunton. Continue on to the very centre of the village at the crossroads and traffic lights turn left signposted to Croyde and Saunton. Continue along this road then turn right into Dune View road. Continue to the top and turn left continue along the road and after a short distance Homer Crescent will be found on the right hand. Follow the crescent in a clockwise route and the house will be found half way up on the right hand side.

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## Super 4 Bedroom Detached

37 Homer Crescent, Braunton, Devon, EX33 1DT

Asking Price

**£429,950**

- 4 Bedrooms & Bathroom
- Good Size & Bright Kitchen
- Large Living Room & Dining Room
- UPVc D/G, Gas Central Heating
- Lovely, Well Tended Gardens
- Popular & Convenient Area
- Parking & Garage with Cloakroom
- First Time on Market Since 1976
- EPC: D





## Room list:

### Storm Porch & Entrance Hall

**Living Room**  
5.07 x 3.20 (16'7" x 10'5")

**Dining Room**  
2.67 x 2.52 (8'9" x 8'3")

**Kitchen**  
3.91 x 3.20 (12'9" x 10'5")

### Landing

**Bedroom 1**  
3.66 x 3.06 (12'0" x 10'0")

**Bedroom 2**  
3.787 x 2.89 (12'5" x 9'5")

**Bedroom 3**  
3.61 x 2.53 (11'10" x 8'3")

**Bathroom**  
2.44 x 2.05 (8'0" x 6'8")

**Garage**  
4.97 x 2.68 (16'3" x 8'9")

### Cloakroom

### Off Road Parking

### Lovely & Well Tended Front & Rear Gardens

We are delighted to offer to the market this spacious detached 4 bedroom house. The present owner has been in residence since new, so this is the first time the house will be sold since it was built in 1976. Although it will be the end of an era, a new one will start with the next owner of this lovely home.

Viewing is essential in order to appreciate the space the house offers, the gardens and the very convenient location it sits in. The house was built in 1976 to tradition cavity construction with pleasing part rendered and part tile hung elevations under a concrete tiled roof. There is a drive to the the front which offers off road parking and access to the attached garage which has a new up & over door. The garage also has a very useful cloakroom.

The rooms have large windows which allows in the maximum amount of light and gives the house a very airy feel. The storm porch leads to the hall which has a connecting door to the garage. The kitchen is double aspect, has a good range of units and worktops and has 2 good size store cupboards. To the back of the house is the large living room which has a wide window offering a lovely view of the garden. From here there is a dining room with French doors out to the garden.

There are 4 bedrooms to the first floor and a family bathroom. The 3rd bedroom has a door out onto the garage roof. Here there maybe possibilities for a balcony or, subject to planning, to extend the bedroom and to incorporate an en suite.

The front and rear gardens have been very well looked after and are well stocked with a variety of plants and shrubs. The front garden has a lawn attractively divided into 2 by a stone feature and a corner rockery. There is side access to the rear garden and this has a good degree of privacy and backs on retirement park homes. There are numerous areas to sit and enjoy the peace. There are 2 split level lawns divided by a rockery and flower beds. There are views to the hills behind.

In all, this is a very comfortable home and we stress that it should be viewed at the earliest opportunity to avoid disappointment as house such as this are, at present, few and far between.

The house is situated in Homer Crescent which forms part of the ever popular Saunton Park development which is to the west side of Braunton village. There is limited passing traffic as only those who live in the crescent drive past. However, it is ideally situated for easy access to Kingsacre Primary School, a bus stop and the very useful Pixie Dell Stores and Newsagent.

Being to the west of Braunton means that access to the sandy beaches at Croyde and Saunton is very convenient as they are only a 3 mile drive away. Also at Saunton, there is the renowned golf club with its two championship courses. Braunton is a lovely village which caters well for its inhabitants with an excellent range of amenities to cater for everyday needs. There are 3 good primary schools, a secondary school and further education at Barnstaple. Braunton has a Tesco superstore, the family run Cawthorne Store, public houses, churches, library and a good number of local shops and stores. There are also a good number of restaurants and coffee shops.

A regular bus service connects to Barnstaple, the regional centre of north Devon approximately 5 miles to the east and here a wide range of shopping and leisure facilities can be found. There is access on to the North Devon Link Road which provides a convenient route to the M5 motorway at junction 27, whilst the Tarka Train line connects to Exeter in the south which takes you directly to London Paddington.

## Services

All Mains Connected

## Council Tax band

D

## EPC Rating

D

## Tenure

Freehold

