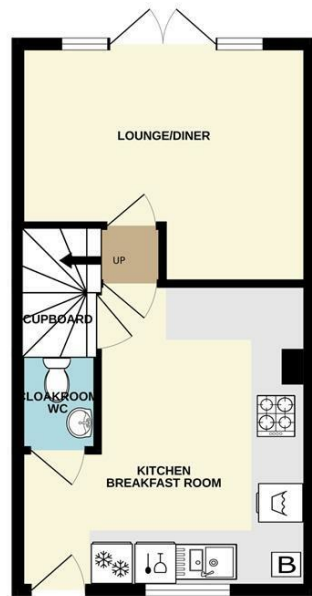
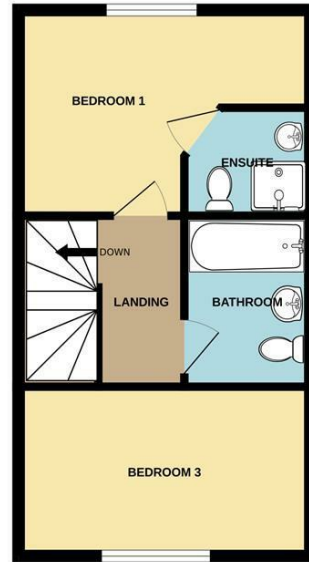


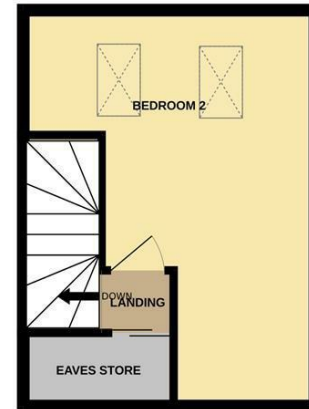
GROUND FLOOR
345 sq.ft. (32.1 sq.m.) approx.



1ST FLOOR
347 sq.ft. (32.2 sq.m.) approx.



2ND FLOOR
251 sq.ft. (23.4 sq.m.) approx.



3 BOWEN COURT, BRAUNTON

TOTAL FLOOR AREA: 944 sq.ft. (87.7 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.
Made with Metropix ©2024



Directions

From Barnstaple proceed on the A361 to Braunton. Continue to the centre of the village and just before the crossroads and traffic lights turn left into South Street. Continue down and around where Bowen Court will be found a short distance down on the right hand side. Proceed through into the Court where the property is then found slightly elevated on your left hand side. The designated parking is found on the left hand side with No.3 denoting the allocated space.

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

Call 01271 814114

or email braunton@phillipsland.com

Well Presented 3 Bedroom Family Home 'Central Position'

3 Bowen Court, South Street, Braunton, North Devon, EX33 2ET

Guide Price

£350,000

- Splendid 3 Bed Family Home
- Central Convenient Location
- Designated Parking Space
- Spacious Accommodation
- Master Bed With En Suite
- Enclosed Courtyard Garden
- Arranged Over 3 Floors
- Family Bathroom & Cloakroom
- EPC: An Impressive Band B

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:

Kitchen Breakfast Room
4.37m x 4.14m (14'4 x 13'7)

Cloakroom WC
1.32m x 1.24m (4'4 x 4'1)

Inner Hall

Lounge Diner
4.14m x 3.40m (13'7 x 11'2)

First Floor

Landing

Bedroom 1
4.14m x 2.92m max (13'7 x 9'7 max)

En Suite Shower
1.80m x 1.63m (5'11 x 5'4)

Bedroom 3
4.14m x 2.41m (13'7 x 7'11)

Bathroom
2.01m x 1.78m (6'7 x 5'10)

Second Floor

Bedroom 2
5.61m max x 4.14m max (18'5 max x 13'7 max)

Spacious Accomodation

Well Presented Home

Viewing Essential

Garden & Situation

The courtyard garden is fully enclosed therefore, child and pet friendly and has been designed with easy maintenance in mind that requires the minimum of upkeep and fuss. There is a rear garden gate for convenience therefore, ideal after muddy walks with the dog, a day at the beach or after a cycle on the nearby Tarka Line. This lovely courtyard garden provides the perfect place to relax and unwind and dine alfresco.

Situated only a few minutes walk away, is the village centre which offers a wide range of amenities including a butcher, a choice of pubs, restaurants, coffee houses, Cawthorne's Store, Slee's hardware store and a good number of local stores and amenities. To the end of South Street there is access to the Tarka Trail which offers many miles of delightful walks along the Estuary back to Barnstaple and beyond. The village is ideally located for easy access via to the sandy beaches of Croyde and Saunton approximately 3 miles to the west and is connected by a regular bus service. This also connects to Barnstaple, the regional centre of north Devon, which is about 5 miles to the east.

The town offers a wide range of social, shopping and leisure facilities including The Queen's Theatre, a new leisure centre, The Tarka Tennis Centre, Scott's Cinema, ten pin bowling etc. There is excellent covered shopping in the town centre at Green Lanes and out of town shopping at Roundswell.

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 to Exeter in the south picks up a direct route to London.

Some of North Devon's most splendid scenery and countryside is close to hand with the many beaches available at Croyde, Saunton, Putsborough and Woolacombe whilst the rugged North Devon coastline from Lynton to Ilfracombe offers many stunning coastal walks.

Overview

This is a very good opportunity to acquire a modern 3 bedroom house located in the sought after Bowen Court development which is a stone's throw from the village centre and it's amenities. An internal viewing is strongly recommended to appreciate the well planned accommodation arranged over three floors and benefits PVC double glazing and gas central heating. These are very easy to maintain and run properties which have attractive wood style PVC double glazing and external door.

The internal accommodation comprises, covered storm porch with entrance door leads into a very well appointed kitchen/breakfast room with space for a small dining set. There are built in appliances including fridge freezer, washing machine, a dishwasher, with electric oven and gas hob. Furthermore, there is a useful cloakroom WC. The inner hall has stairs to the first floor and leads to the lounge diner which is to the rear of the property. Here there are French doors to an enclosed inviting courtyard garden. To the first floor, the principal bedroom has the advantage of an en suite shower room whilst there is a generous second bedroom currently used as a twin room and well appointed family bathroom. The second floor offers a further good bedroom that is currently used as a secondary lounge gaming area, this bright and spacious room has 2 Velux windows that enjoys a pleasant outlook. From the landing there is also access to a useful eaves store cupboard.

Bowen Court is a sought after development in a convenient and tranquil position all with a dedicated parking space. This is a very good opportunity to acquire a property which is sure to appeal to those looking for an easy to maintain family house or alternatively, as a buy to let investment or holiday home. We recommend a viewing at the earliest opportunity to avoid disappointment as properties of this nature and in such a convenient position, are always in very good demand.

The property also has the advantage of having 'no ongoing chain' therefore, can be occupied with the minimum of delay.

Services

All mains connected

Council Tax

Band C

EPC Rating

Band B

Tenure

Freehold

Viewings

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

