

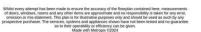
#### We value your property

1ST FLOOR



GROUND FLOOR





## Directions

rom Barnstaple proceed along the A361 to Braunton. At the traffic lights in the centre of the village turn left signposted to Croyde and Saunton. Proceed along this road, passing our office on the right and a little further on at the crossroads take the turning on the right into North Street. Number 8 can be found on your right.

Looking to sell? Let us value your property for free! Call 01271 814114 or email braunton@phillipsland.com

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A Ideal 3 Bedroom Family Home 8 North Street, Braunton, EX33 1AJ

- 3 Bedrooms, 2 Reception Rooms
- NO ONWARD CHAIN
- Short Drive To The Beach
- Good Sized Rear Garden
- Kitchen And Dining Room
- Close To Reputable Schools

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#### We value **your** property

Guide Price



- Walking Distance To Village Centre
- Good Sized Family Bathroom
- EPC: D





#### Overview

Phillips Smith & Dunn are delighted to bring to the market this 3 Bedroom family home in the highly sought after location of North Street in Braunton. The property is in need of some improvement but would make for an ideal opportunity for a family looking to move into the Braunton area. This splendid property benefits from full PVC double glazing and gas centrally heated.

As you enter the property you have an useful porch area, great for hanging up your coats and taking off shoes. Then to your left you have a good sized living room which is light, spacious and a great relaxing environment. The kitchen has a triple aspect, creating a light space with ample worktop space, stainless steel 1.5 sink with swan neck tap and access to the rear garden. From the kitchen you have a spacious dining room with an aspect of the rear garden and stairs leading to the first floor. To the top of the stairs you have a 3 piece suite family bathroom with aqua panelling over the bath. The 3 bedrooms are a good size with 2 sizeable double bed rooms and a generous third bedroom which could also be used as an office for anyone who works from home.

The Rear garden has two parts with the first being a courtyard style garden, ideal for alfresco dining or relaxing in the evening and then you have a large enclosed garden which is ideal for anyone with pets or children. There is a right of way for the neighbouring properties between the two gardens.

We would recommend a full viewing to appreciate this rare opportunity to acquire this family home in Braunton.

# Services

All Mains Connected

Council Tax band

**EPC** Rating

Tenure Freehold

## Viewings

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





The property is situated in the very attractive area of North Street, which is one of the oldest areas of the village. Therefore, it is very easy few minutes walk into the village where there are a wide range of amenities including medical centre, pubs, restaurants, schools, coffee shops and a wide range of local shops as well as a Tesco superstore

Close by are an array of stunning beaches and areas of outstanding natural beauty. Saunton Sands. Croyde Bay and Putsborough Beach all being within a short drive from Braunton and are a paradise for surfers and families. Nearby, Braunton Burrows is one of the largest sand dune systems in the British Isles with its rich diversity of plant, bird and animal life. There are many coastal walks along the golden sands and rugged cliffs to enjoy as well as access on to the Tarka Trail from Braunton which offers many miles of level walks and cycling along the estuary to Barnstaple. This is the principle north Devon Town and is 5 miles to the east.

Here there are further amenities, shopping and leisure facilities including Tarka Tennis, tenpin bowling, cinema and a brand new leisure centre. Green Lanes Shopping Centre is to the centre of the town and out of town shopping at Roundswell.

The North Devon Link Road provides a convenient connection to the M5 motorway at junction 27, Tiverton. Here there is Tiverton Parkway Station. From Barnstaple the Tarka Rail Line connects to Exeter in the south which then picks up the line to London Paddington.



## Room list:

**Entrance Porch** 

Living room 3.87 x 3.65 (12'8" x 11'11")

**Dining Room** 4.82 nar 3.07 x 3.8 (15'9" nar 10'0" × 12'5")

Kitchen 4.08 x 2.09 (13'4" x 6'10")

Bathroom 2.3 x 2.3 (7'6" x 7'6" )

Bedroom 1 3.65 x 2.97 (11'11" x 9'8")

Bedroom 2 3.66 x 2.78 (12'0" x 9'1")

Bedroom 3 3.2 x 1.77 (10'5" x 5'9")

**Courtyard Garden** 

Large Pvt Garden

**Close Walk To Local Amenities**