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A Ideal 3 Bedroom Family Home

8 North Street, Braunton, EX33 1AJ

Guide Price

£289,950

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

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:**
- 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" x 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**

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

B

EPC Rating

D

Tenure

Freehold

Viewings

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

