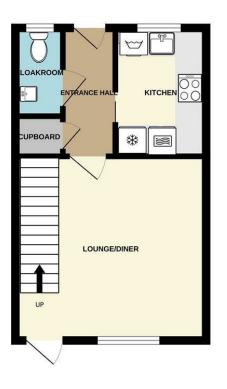




GROUND FLOOR

1ST FLOOR





30 GREAT FIELD GARDENS, BRAUNTON

Whist every attempt has been made to ensure the accuracy of the floorplan contained here, measurement 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 guarant as to their operability or efficiency can be given.

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Directions

From Barnstaple proceed on the A361 to Braunton. Continue to the very centre of the village and at the cross roads and traffic lights turn left signposted to Croyde, continue along Caen Street passing Cawthornes Superstore and continue passing the White Lion public house on your right, proceed across the Pelican Crossing and take the next left turning into First Field Lane, continue ahead and after a short distance Great Field Gardens will be seen on the right hand side. Upon entering the development Number 30 is found to the right hand side.

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

Call 01271 814114
or email braunton@phillipsland.com

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Immaculately Presented 2 Bedroom House

30 Great Field Gardens, Braunton, Devon, EX33 1SA

£259,950

- Immaculate 2 Bedroom house
- For Residents of 55 years & over
- Spacious Lounge Diner
- Show home condition throughout
- Stylish Kitchen with integrals
- Enclosed Courtyard Garden
- High level of fixtures & fittings
- Contemporary Shower Rm & Cloaks

Guide Price

EPC: Band C

Braunton 01271 814114 • Barnstaple 01271 327878
www.phillipsland.com braunton@phillipsland.com





Phillips Smith & Dunn are delighted to offer to the market this immaculately presented 2 bedroom mid terrace retirement home is situated within the ever popular Great Field Gardens development for purchasers of 55 years of age and over. This small select development comprises of a mixture of houses, bungalows and apartments arranged around a central area and offers communal gardens and ample parking for the residents.

Number 30 has been subject to a major transformation having been modernised throughout to an exceptionally high standard and now provides extremely comfortable living accommodation. The property is offered for sale in 'Show home condition' and stands within a pleasant position being within close proximity to the village square and amenities. Benefiting from PVC double glazed windows, newly fitted gas boiler and has the advantage of having no onward chain therefore can be occupied with the minimum of delay.

This impressive home can only be fully appreciated upon a formal viewing to appreciate the high level of fixtures and fittings and quality finish. Just some of the works undertaken include the installation of a new stylish contemporary well fitted kitchen with integral appliances. Newly fitted cloakroom WC with modern suite, updated RCD circuit board, new floor coverings throughout, stylish well fitted shower room, along with an attractive yet low maintenance courtyard garden having been laid with attractive slate effect flagstones. Furthermore, the property is found to be tastefully decorated throughout therefore, the new owner occupier will not have to lift a finger upon completion.

Briefly the internal accommodation comprises front door under a storm canopy leads into the entrance hall with Moroccan tile effect floor that flows into the kitchen and cloakroom. There is a useful store cupboard and door to cloakroom with modern 2 piece cloakroom WC. A pocket sliding door leads into the newly fitted contemporary kitchen. There is a wide assortment of base and wall units finished with luxury working surfaces and modern metro wall tiles. There is the benefit of integral appliances to include fridge freezer, oven with microwave above, inset hob along with washer dryer. The lounge diner is a bright and spacious room and has direct access out into the enclosed courtyard garden. To the first floor there are two double bedrooms. The main bedroom benefits from a large walk in wardrobe with additional storage. This room would comfortably accommodate a king size bed, whilst leaving ample space for additional furniture. Bedroom two is a front facing double benefiting from a delightful outlook. Furthermore, to the first floor is a most impressive 3 piece shower room, comprising oversized walk in enclosure, WC and wash basin, the floor and wall tiles match the ground floor therefore, maintaining uniformity.

This will make an excellent and easy to run retirement home but it can also be let on a long term basis to anyone of 55 years and over. As there is no onward chain, so the property can be occupied with a minimum of delay and expense.

Service Charge

£230 pa (for open space communal area and car parking)

Services

All mains connected

Council Tax

Band C

EPC Rating

Band C

Tenure

Freehold

Viewings

Please call the Braunton office on (01271) 814114





The courtyard garden has been designed with easy maintenance in mind having been laid with paving and therefore, requires the minimum of upkeep and fuss. To the back boundary is an established Camelia providing a pleasing focal point. This enclosed garden provides a perfect place to sit outside to enjoy a morning coffee yet with practicality in mind.

Great Field Gardens is a modern purpose built retirement development set just off First Field Lane and therefore, is extremely convenient to the village centre. This is only a few minutes walk away and there is also a bus stop close by. Braunton is considered one of the largest villages in the country which caters well for its inhabitants with an excellent range of amenities including churches, medical centre, library, Cawthorne's Store, Tesco Superstore, and a good number of restaurants and coffee houses and shops and stores.

Approximately 4 miles to the west are the sandy beaches of Croyde and Saunton where there is also the renowned golf club with its two championship courses, Barnstaple, the regional centre of North Devon, is approximately 5 miles to the east. Here a wide range of shopping facilities can be found including covered shopping to the town centre at Green Lanes and out of town shopping at Roundswell. The new North Devon Leisure Centre is currently under construction whilst also there is also the Tarka Tennis Centre, Scott's Cinema and the Queens Theatre. A regular bus service connects to the beaches, Barnstaple and beyond.

We recommend a viewing at the earliest opportunity to avoid disappointment as properties of this nature are always in good demand and are few and far between.

Room list:

Entrance Hall

2.72m x 0.94m (8'11 x 3'1)

Cloakroom WC

1.80m x 0.86m (5'11 x 2'10)

Store

0.86m x 0.79m (2'10 x 2'7)

Kitchen

2.69m x 1.93m (8'10 x 6'4)

Lounge Diner

3.94m x 3.86m (12'11 x 12'8)

First Floor

Landing

Bedroom 1

3.61m x 2.97m (11'10 x 9'9)

Bedroom 2

 $3.05 \text{m} \times 2.01 \text{m} (10'0 \times 6'7)$

Shower Room

1.85m x 1.83m (6'1 x 6'0)

Immaculately Presented

Quality Fixtures & Fittings

Viewing Essential

