



Detached House With No Onward Chain

Buzzards Higher Park Road, Branton, EX33 2LF

Asking Price

£529,950

- 3 Bedrooms, 2 Bathrooms
- UPVc D/G & Gas Central Heating
- Sun Deck & Super Views
- Sitting Room & Dining Room
- Double Garage and Good Parking
- NO ONWARD CHAIN
- Kitchen & Utility Room
- Highly Sought After Location
- EPC: C

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- Room list:**
- Entrance Hall**
 - Living Room**
6.83 x 3.32 (22'4" x 10'10")
 - Dining Room**
3.79 x 3.30 (12'5" x 10'9")
 - Kitchen**
3.80 x 3.10 (12'5" x 10'2")
 - Utility Room**
2.28 x 1.80 (7'5" x 5'10")
 - Cloakroom**
2.28 x 0.80 (7'5" x 2'7")
 - Bedroom 1**
3.73 x 3.43 (12'2" x 11'3")
 - En Suite Shower**
3.43 x 1 (11'3" x 3'3")
 - First Floor Landing**
 - Bedroom 2**
4.54 x 3.86 (14'10" x 12'7")
 - Bedroom 3**
4.44 x 3.82 (14'6" x 12'6")
 - Bathroom**
2.26 x 1.72 (7'4" x 5'7")
 - Double Garage & Ample Parking**
 - Sun Deck With Super Views**

We are delighted to offer 'Buzzards' the the market, this attractive property offers well planned accommodation arranged over two floors and which is sure to appeal to those looking for an easy to run home with good parking, double garage and a view.

The property is nicely positioned, being in the very sought after location of Higher Park Road. The low boundary wall guides you into the front parking area which is nicely laid to brick paving. Here there is good parking/turning and a double garage and access either side of the house There is the benefit of UPVc double glazing, gas fired central heating and NO ONWARD CHAIN. The rooms flow nicely with floor coverings including carpet, tile and engineered oak. The house has attractive part exposed brick and part rendered elevations under a high pitched tiled roof with

To the ground floor of the house is the main bedroom with an en suite shower room. The good size kitchen has a built in double oven, gas hob and dishwasher. The utility room has a door to the side and a useful cloakroom. The kitchen opens to the dining room which has French doors to the sun deck. Form here, double doors open the the double aspect living room which also has French doors to the sun deck. This spans the width of the house and takes advantage of the fine , south facing view. To the first floor are 2 further bedrooms with eaves storage and a family bathroom.

This lovely home will suit as a family home or for the actively retired alike. With easy gardens. it means younger buyers can spend more time surfing and more mature buyers can spend time enjoying to peace of the sun deck.

The property sits nicely on a very private plot in the highly sought after residential location of Higher Park Road. The gardens are laid with ease of maintenance in mind; ideal for those who wish to spend their time at the beach. With this in mind north Devon is blessed with a good choice of surfing beaches. Saunton and Croyde are 3 & 5 miles to the west, whilst Woolacombe is to the north and this has been voted a top 10 beach in the world! All three beaches offer excellent surfing.

Higher Park Road offers very easy access to the village centre. Being one of the country's largest villages, there are a good range of amenities with primary and secondary schools, Tesco super store, pubs, churches and local shops and stores. Barnstaple is 5 miles to the east and here there are further amenities including covered shopping in the town centre at Green Lanes and out of town shopping at Roundswell. There is a brand new leisure centre, Tarka Tennis centre and The Queens Theatre. Saunton offers an excellent golf club with 2 championship courses. The North Devon Link Road connects to M5 at Junction 27, and The Tarka train line to Exeter, which connects directly to London Paddington.

This is a very good opportunity to be able to live in a very sought after residential location in a property which is very easy to look after and run. We recommend a full viewing in order to appreciate the location, the accommodation and the very good views.

Services
All Mains Connected

Council Tax band
E

EPC Rating
C

Tenure
Freehold

Viewings
Strictly by appointment with
Phillips, Smith & Dunn Braunton
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01271 814114

