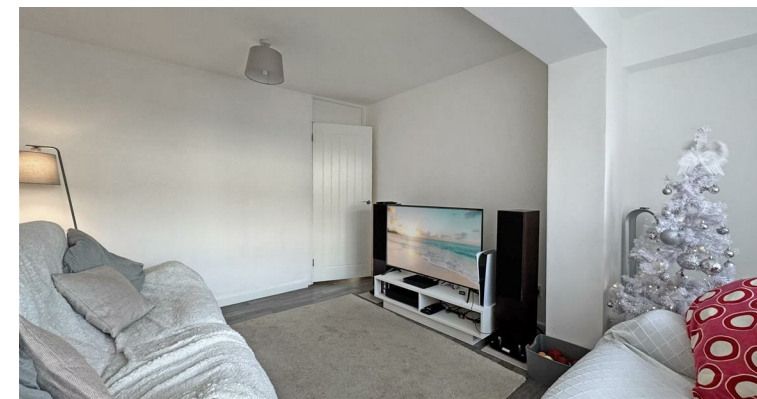




8 FAIRLYNCH CLOSE, BRAUNTON

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.
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Directions

From Barnstaple proceed along 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 and Saunton. Continue along this road, passing our office on the right, and out on to the Saunton Road. Take the last turning on the right hand side before leaving Braunton, which is West Meadow Road, and continue to the very top into Mint Park and then into Shortacombe Drive. Follow the road around to the right and Fairlynch Close can then be found on the right hand side, number 8 will be found at the bottom of the cul de sac situated in the far left hand corner.

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

Call 01271 814114

or email braunton@phillipsland.com

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Our company registration number is 04753854 and we are registered in England and Wales.

Well Presented 3 Bedroom Family Home

8 Fairlynch Close, Braunton, EX33 1JB

Guide Price

£330,000

- Ideal First Time Purchase
- Sound Investment Opportunity
- Pleasant Cul de Sac Position
- Sitting Room
- Stylish Modern Kitchen
- Spacious Conservatory
- Modern Bathroom
- Garage En Bloc
- EPC: C



Room list:

Entrance Hall

Inner Hallway
3.35m x 1.75m (11'0 x 5'9)

Cloakroom WC
2.31m x 0.84m (7'7 x 2'9)

Sitting Room
4.06m max x 3.28m (13'4 max x 10'9)

Kitchen Breakfast Room
5.13m x 2.72m (16'10 x 8'11)

Sun Room
5.03m x 2.95m (16'6 x 9'8)

First Floor

Landing

Bedroom 1
3.20m x 3.10m (10'6 x 10'2)

Bedroom 2
3.25m max 3.05m (10'8 max 10'0)

Bedroom 3
2.36m x 2.16m (7'9 x 7'1)

Bathroom
1.93m x 1.60m (6'4 x 5'3)

Viewing Essential

South Facing Garden

Garage En Bloc

Overview

Phillips Smith & Dunn are delighted to offer to the market this very well presented 3 bedroom modern mid terrace house situated within this pleasant and tucked away cul de sac. This splendid property is situated within the ever popular Saunton Park residential location and is surrounded by similar style dwellings. The property benefits from full PVC double glazed windows and doors along with gas fired central heating system, and has the advantage of a garage en bloc along and boasts a sunny South facing garden.

The agents consider the property will be of particular interest to those purchasers seeking an easy to maintain 'First time purchase' or alternatively would make an ideal family home or sound buy to let investment opportunity which would generate a sound and steady income stream.

Briefly the internal accommodation comprises entrance door leads into the entrance and inner hallway with staircase rising to the first floor. There is a cupboard housing the Baxi boiler serving hot water and central heating to the property. The sitting room is located at the front of the property and enjoys a pleasant outlook overlooking the front elevation and onto the cul de sac. From the inner hall there is access to the cloakroom WC, having a 2 piece suite and attractive T&G wall panelling. The kitchen breakfast is a most impressive room and has a comprehensive range of base and wall units stylishly finished with Dove grey door fronted units complimented with ultra slim profile working surfaces incorporating a breakfast bar area. This provides a contemporary and sleek look to this superbly finished kitchen. There are luxurious NEFF appliances to include eye level oven with microwave above, 5 ring gas hob with extraction canopy above, there is an inset double ceramic sink unit with space and plumbing below for a dishwasher. Situated to the far end is an additional bank of base and wall units with space and plumbing for washing machine and space for tumble drier. The sun room is a fine addition and enjoys a sunny South facing aspect that envoys views towards the UNESCO Braunton Burrows and beyond. This room provides a great space for entertaining and has easy access that leads directly out onto a large of expanse of decking (Decking due to be replaced). To the first floor there are 3 bedrooms, bedroom 1 is located to the rear and enjoys pleasant far reaching views. Bedroom is a generous size room currently used as a home office study room whilst bedroom 3 has a fitted bed frame with step ladder rising up, this would make a great children's bedroom. The family bathroom is well appointed and comprises of a 3 piece white suite and has fully tiled walls.

Properties of this style and nature are always in very good demand therefore, we strongly recommend a viewing at the earliest opportunity to avoid disappointment.

Services

All mains connected

Council Tax band

Band B

EPC Rating

To be confirmed

Tenure

Freehold

Viewings

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



Garden & Situation

The rear garden enjoys a sunny South facing aspect therefore, will enjoy a good degree of sunshine late into the evening. There is a large expanse of decking (Due to be replaced) but shall provide the perfect space to dine alfresco. The garden has been designed with easy maintenance in mind having been laid with artificial turf therefore, requires the minimum of upkeep and fuss. The property also has the advantage of a garage en bloc being just a short distance and within the close.

Fairlynch Close is situated to the West side of Braunton conveniently situated within this pleasant cul de sac and is surrounded by similar style dwellings. This means there is easy access to the fine, sandy beaches at Saunton and Croyde is most convenient. These beaches are renowned for their quality of surf and are connected by a regular bus service which stops at the end of the road. Saunton also offers the Golf Club with 2 championship courses. Close by is the Pixie Dell Convenience Store and Kingsacre primary school. Also a few minutes drive away is Braunton Burrows, a UNESCO Biosphere in an AONB. This is the largest sand dune system in England which offers a huge area ideal for exercise and dog walking.

Braunton is considered one of the largest in the country and the centre is an invigorating but level walk away. There is a wide range of amenities including churches, pubs, coffee shops, restaurants and a wide choice of local shops and stores. The is a Tesco super store and the family run Cawthorne's store in the village centre as well as butcher, greengrocer and hardware store.

Barnstaple, the main north Devon town, is 5 miles away and connected by the bus service. Here there is a wider choice of shopping, leisure and social facilities including covered town centre shopping at Green Lanes and out of town shopping at Roundswell. There is a brand new leisure centre, Tarka Tennis, The Queen's Theatre and Scott's cinema.

Access to the M5 Motorway is via The North Devon Link Road at Junction 27. The Tarka rail line connects to Exeter which picks up the direct route to London