



GROUND FLOOR 806 sq.ft. (74.9 sq.m.) approx



1ST FLOOR 493 sq.ft. (45.8 sq.m.) approx



TOTAL FLOOR AREA: 1299 sq.ft. (120.7 sq.m.) approx



Directions

From Barnstaple follow the A361 to Braunton. Continue into Braunton and continue on over the Velator roundabout. After the traffic lights, take the next turning on the right into Barton Lane. The house is half way down on the left.

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

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Comfortable Family Home & Large Garden £445,000

• Super 3 Bedroom Family Home

- Open Plan Kitchen Living
- Well Appointed Shower Room
- Long Enclosed Garden
- Cloakroom & Small Study
- Dedicated Off Road Parking
- Many Attractive Features
- Good Size Dining/ Garden Room
- UPVc D/G & Gas Fired Heating

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





We are delighted to offer for sale this very well presented 3 bedroom semi detached house which is ideal fro those looking for a home for a growing family. This is a wonderful house which provides space, light and comfort and we recommend a full viewing at the earliest opportunity not only to appreciate the house but to avoid disappointment.

The road comprise similar 1930's semi's with no. 29 having pleasing part rendered, part brick and part rendered elevations under a split level tiled roof. The present owners have thoughtfully extended the ground floor which enhances the space to offer what is now a very comfortable home. The moment you step into the house you are aware of the ambience the house generates.

The entrance hall has attractive stripped solid wood floors and stairs the the first floor. The open plan kitchen & living room flows well with the kitchen which has a tiled floor, recess for a range and access to a small but very useful study. The kitchen then opens to the living area where to stripped solid wood floor re appears. This is a good size area and can either be 2 sitting areas or a dining area, There is a coal effect gas fire and deep bay window. The kitchen leads to the rear dining/ garden room. This is the width of the house and has tiled flooring, lovely pine stripped walls and French doors to the patio. This further leads to the utility/ store room which has a cloakroom off and wide door to the front. To the upstairs is a well appointed shower room and 3 good size bedrooms all of which have some built in cupboards.

The house is approached from the higher end of Barton Lane with dedicated off road parking to the front. This has been laid to brick pavior with attractive stone and rendered low walls. The rear garden is ideal for children and dogs as it is fully enclosed. There is a good size patio which is ideal for all fresco dining and entertaining. A low wall separates the patio from the long lawned garden. This has shrub boarder and path which leads to the bottom of the garden where there is a super solid timber workshop and store. This could easily be insulated to covert to a work from home office.



This part of Barton Lane is a very sought after residential area of similar style properties. It is extremely convenient to primary and secondary schools and the Tesco superstore. Braunton is thought to be one of the largest villages in the country and caters well for it's inhabitants. The house is on a level walk to the village centre and it's amenities which include; a medical centre; public house;, churches and a very good number of local shops, stores, restaurants and coffee shops.

The village is ideally situated for easy access to the north Devon coastline with it's choice of superb, sandy beaches at Saunton Sands, Croyde Bay, Putsborough Sands and Woolacombe. All are famed for their excellent surfing waters. Braunton BurrowsBarnstaple, the principle town, is only 5 miles away and connected by a regular bus service. Here there is good covered shopping at Green Lanes in the centre, whilst there is out of town shopping at Roundswell. Other facilities include a brand new Leisure Centre, Tarka Tennis Centre and Queens Theatre. There is access on to the link road which connects to the M5 motorway at Junction 27, Tiverton. Tiverton Parkway railway station then connects to London, as does The Tarka Line to Exeter and then direct to London Paddington.

This really is a super home which is sure to appeal to those looking for something 'a cut above the rest!' Property of the quality and nature do not come to the market too often therefore, we recommend a full viewing at the earliest opportunity to avoid disappoinment.

Room list:

Entrance Hall

Open Plan Living Comprising:

Kitchen Area

4.53 x 2.83 (14'10" x 9'3")

Livina Area

6.71 x 3.34 into bay narr 2.75 (22'0" x 10'11" into bay narr 9'0")

Study

1.42 x 1.01 (4'7" x 3'3")

Dining/ Garden Room

6.26 x 2.87 (20'6" x 9'4")

Store Room

4.10x 2.69 (13'5"x 8'9")

Cloakroom

First Floor Landing

Bedroom 1

3.75 x 3.30 (12'3" x 10'9")

Bedroom 2

3.32 x 2.78 (10'10" x 9'1")

Bedroom 3

3.80 x (12'5" x)

Family Bathroom

3.20 x 1.07 (10'5" x 3'6")

Off Road Parking for 2 Cars

Good Size Level Rear Garden

Workshop/ Store

8 x 2.97 (26'2" x 9'8")

Services

All Mains Connected

Council Tax band

EPC Rating

Tenure

Freehold

Viewings

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



