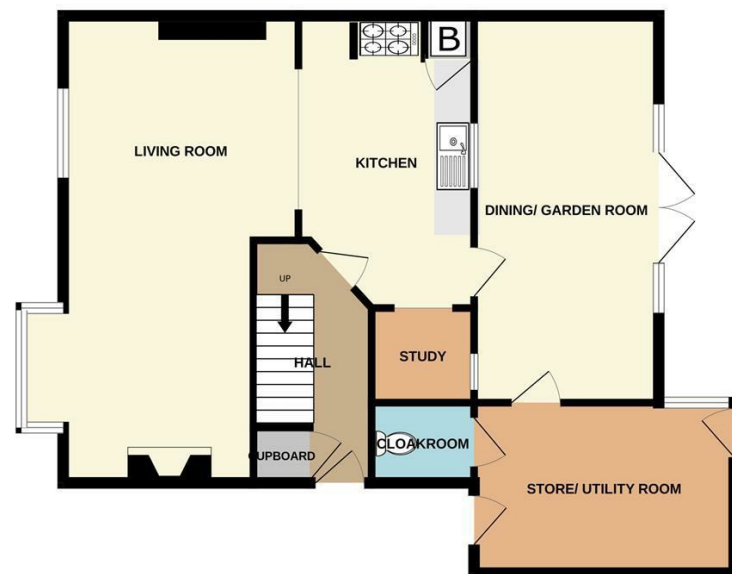


GROUND FLOOR  
806 sq.ft. (74.9 sq.m.) approx.



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



TOTAL FLOOR AREA: 1299 sq.ft. (120.7 sq.m.) approx.  
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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## Comfortable Family Home & Large Garden

29 Barton Lane, Braunton, Devon, EX33 2BW

Asking Price

**£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

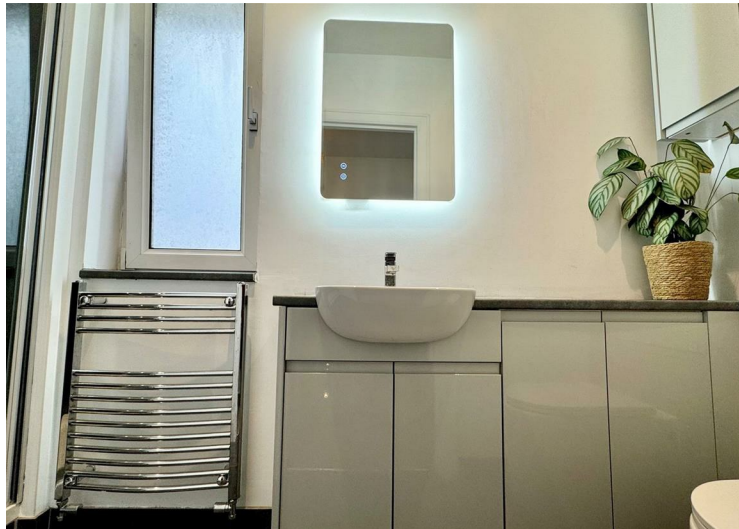
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These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.  
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## Room list:

### Entrance Hall

### Open Plan Living Comprising:

#### Kitchen Area

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

#### Living 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")

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 al 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.

## Services

All Mains Connected

## Council Tax band

C

## EPC Rating

D

## Tenure

Freehold

## Viewings

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

