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An Individual 4 Bed Character Cottage

23 Church Street, Braunton, EX33 2EL

Guide Price

£489,500

- 4 Bed Character Cottage
- Close to Local Amenities
- Downstairs Shower Room
- D/G & Gas C/H
- Private Enclosed Rear Garden
- Attic Store
- Kitchen/Diner
- Utility Room
- EPC : D

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Room list:

***Measurements May Vary Due To Irregular Wall Sizes**

Entrance Hall

Living Room

4.15 nar 3.47 x 3.95 (13'7" nar 11'4" x 12'11")

Kitchen/Diner

5.54 nar 3.55 x 3.89 nar 2.15 (18'2" nar 11'7" x 12'9" nar 7'0")

Utility Room

4.55 x 2.6 (14'11" x 8'6")

Downstairs Shower Room

2.6 x 1.35 nar 1.1 (8'6" x 4'5" nar 3'7")

Bedroom 1

3.97 x 3.15 (13'0" x 10'4")

Bedroom 2

3.5 x 3 nar 2.7 (11'5" x 9'10" nar 8'10")

Bedroom 3

3.84 x 2.49 (12'7" x 8'2")

Family 4 Piece Bathroom

Bedroom 4

5.9 into cupboard nar 4.25 x 2.65 (19'4" into cupboard nar 13'11" x 8'8")

Attic Store

6 nar 5.8 x 2.88 nar 2.55 (19'8" nar 19'0" x 9'5" nar 8'4")

Private Enclosed Garden



Phillips Smith & Dunn are delighted to bring to the market, 23 Church Street which has been in the family for 60 years. This 4 bedroom character cottage is conveniently situated just outside of the village centre but still in walking distance to the local amenities.

As you enter the home you have a large entrance hall, ideal for taking your boots off and hanging up coats etc. Following through to the well appointed Kitchen/Diner which has ample worktop space, integral double oven, fridge-freezer and dishwasher alongside attractive cupboards and tiling. You have an attractive fireplace in the dining room making for a perfect focal point whilst enjoying your food. The generous sitting room has a pair of sash style windows and a feature fireplace with ample room for furniture, complimenting this impressive room. Leading upstairs you have 3 really good sized double bedrooms with an attractive 4 piece suite family bathroom with freestanding roll top bath with claw feet and seperate square shower unit. There is also an additional spacious Attic store with velux skylight and vaulted ceiling.

A few steps down from the kitchen you have an useful utility room with a shower room to the rear and access straight out to the courtyard which is ideal for anyone with pets or returning from a beach trip. Upstairs from the utility room you have a lovely double aspect, double bedroom which has the advantage of a deep built in wardrobe above the stairs.

The rear garden is split into two with the courtyard directly outside the utility room with a path leading you down to the large garden. The garden has a patio/decking area for tables and chairs, mature shrubs, trees and a section down the bottom to grow veg. This garden is perfect for anyone who has children or pets as there is plenty of room to run around.

Services

All mains

Council Tax band

B

EPC Rating

D

Tenure

Freehold

