



## In Highly Favoured Residential Location

Buena Vista Higher Park Road, Branton, Devon, EX33 2LG

Asking Price

**£749,950**

- 4 Bedrooms, 2 Reception Rooms
- Large Hall & Cloakroom
- Kitchen & Bathroom
- UPVc D/G & Gas Heating
- Requires Upgrading
- Tremendous Potential
- First Time On market
- NO ONWARD CHAIN
- EPC: C

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## Room list:

**Entrance Hall**  
4.09 x 3.22 (13'5" x 10'6")

**Cloakroom**  
3.03 x 1.03 (9'11" x 3'4")

**Living Room**  
5.86 x 3.63 (19'2" x 11'10")

**Dining Room**  
3.17 x 3.03 (10'4" x 9'11")

**Kitchen**  
3.61 x 3.50 (11'10" x 11'5")

### First Floor Landing & Airing Cupboard

**Bedroom 1**  
3.82 x 3.02 (12'6" x 9'10")

**Bedroom 2**  
3.20 x 3.19 (10'5" x 10'5")

**Bedroom 3**  
3.32 x 2.91 (10'10" x 9'6")

**Bedroom 4**  
2.84 x 2.61 (9'3" x 8'6")

**Bathroom**  
2.56 x 2.10 (8'4" x 6'10")

**Garage**  
5.95 x 2.61 (19'6" x 8'6")

### Ample Parking

### Good Size South Facing Garden

### Large Raised Patio

We are delighted to offer to the open market for the first time since it was built, Buena Vista, a detached 4 bedroom family home which requires some modernisation and improvement. The house was built in 1970/71 to traditional cavity construction with rendered elevations under a concrete tiled roof. We thoroughly advise a full viewing in order to appreciate the well proportioned and bright accommodation, it's potential and the lovely position within which it sits.

The house has UPVc double glazing and gas fired central heating. You enter via a large entrance hall with sweeping staircase to the first floor and a cloakroom which could house a shower. The living room has a super southerly aspect down through the garden, whilst double doors open to the dining room. Here there are sliding doors to the large patio and a door to the good size kitchen. To the first floor the landing has an airing cupboard and access to 4 double bedrooms and a large family bathroom.

The house is set slightly down and away from the road making it very private. There is excellent off road parking to the front and access to the detached garage. From here it opens up to the south facing rear garden which is private, enclosed and has a generous raised patio area. The garden is a good size and laid mainly to lawn. There are a number of maturing trees and hedging which provide good privacy.

This is an excellent opportunity to acquire a very pleasant property which offers tremendous potential. It is ideal for those who are looking for a family home upon which they can put their own mark. There is ample space and potential to extend the house (Sub to PP) and should this be done, it would certainly make for a 'Forever Home' in a superb location.

## Services

All Mains Connected

## Council Tax band

F

## EPC Rating

TBC

## Tenure

Freehold

## Viewings

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

