

GROUND FLOOR
408 sq.ft. (37.9 sq.m.) approx.



1ST FLOOR
387 sq.ft. (35.9 sq.m.) approx.



TOTAL FLOOR AREA : 794 sq.ft. (73.8 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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3 Bedroom House & Good Size Garden

55 Pill Gardens, Braunton, Devon, EX33 2BD

Asking Price

£349,999

- Entrance Porch & Hall
- Living Room & French Doors
- Very Well Fitted Kitchen
- Shower Room & Cloakroom
- UPVc D/G & Gas C/H
- Valuable Solar PV
- Off Road Parking For 2
- Ideal Family Home
- EPC: B

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or email braunton@phillipsland.com

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Room list:

Entrance Porch & Hall

Cloakroom

Sitting Room

4.47 x 3.55 (14'7" x 11'7")

Kitchen/ Dining room

3.48 x 3 (11'5" x 9'10")

First Floor Landing

Bedroom 1

4.26 x 2.95 (13'11" x 9'8")

Bedroom 2

3.76 x 3.11 (12'4" x 10'2")

Bedroom 3

2.81 x 2.33 (9'2" x 7'7")

Shower room

1.79 x 1.55 (5'10" x 5'1")

Gardens & Patio to 3 sSdes.

Good Off Road Parking

Located in a quiet and tucked away position, this 3 bedroom end of terrace house is ideal for those looking for a home ideally suited for a growing family. The property benefits UPVc double glazing, gas fired central heating and solar PV panel. Therefore, this is a very easy and economical house to run.

The property is very well presented and the rooms flow nicely. There is an entrance porch and hall which has a useful cloakroom off. The living room has a wood burner and French doors which lead out to the decking. The kitchen/ breakfast room is very well fitted with double oven, gas hob, dishwasher and generous store cupboards. The 3 first floor bedrooms have lovely stripped floors and stripped doors with latch handles. The shower room is well appointed and has built in under sink cupboards.

The property stands on a very good size corner plot with gardens surrounding the house on 3 sides, There is substantial fencing which offers good security and good 2 off road tandem car spaces laid to gravel. To the front and side there is level lawn and decking from the living room. The rear is laid to patio and is enclosed and has a useful shed and a covered area which makes dine al fresco possible throughout the year.

This is a very good opportunity to acquire a very pleasant home with many features and which has been maintained to a high standard so it can be occupied with the minimum of expense. The solar panels provide a regular income. We recommend a viewing in order to appreciate the bright and spacious rooms and at the earliest opportunity to avoid disappointment.

Braunton is a very sought after village standing 5 miles to the west of Barnstaple, which is the regional centre of North Devon. The property is within easy reach of the sandy beaches at Croyde and Saunton which are approximately 3 & 5 miles to the west. A regular bus service connects to these beaches whilst at Saunton there is also the renowned golf club with its two championship courses.

The village centre is within level walking distance and here a excellent range of amenities can be found. Not too far away are primary and secondary schools and Tesco's superstore. Within the village there are an excellent range of shops, restaurants, churches, public houses, a library and medical centre. Also close by is the Tarka Trail which connects into the South West Coastal Path and which offers many miles of superb coastal and estuary walks. This is ideal for dog walking and cycling. Barnstaple offers further social and shopping facilities with Green Lanes covered shopping in the centre and out of town shopping at Roundswell. There will be a new leisure centre which will soon be completed whilst there are other sports facilities including Tarka Tennis, Ten Pin Bowling and rugby and football grounds.

Some of North Devon's most splendid scenery surrounds Braunton whilst there are further beaches at Putsborough, Woolacombe and Lee Bay. This is within the more rugged North Devon coastline which continues round to Ilfracombe, Lynton and Lynmouth.

In all North Devon offers an excellent range of social and sports facilities, lovely countryside and beaches whilst the heart of Exmoor is within an hours drive away.

Services

All Mains Connected & Solar

Council Tax band

B

EPC Rating

B

Tenure

Freehold

Viewings

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

