



TOTAL FLOOR AREA: 1203 sq.ft. (111.7 sq.m.) approx.  
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## An Attractive 3 Bedroom Family House

3 Barnfield Close, Braunton, EX33 2HL

Asking Price

**£425,000**

- Modern 3 Bedroom Family House
- UPVc D/G & Gas Heating
- Attached Garage & Parking
- Very Sought After Location
- Requires Some Updating
- Lovely Gardens
- No Onward Chain
- Offers Tremendous Potential
- EPC: D

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## Room list:

### Entrance Porch

**Living Room**  
4.63 x 4.23 (15'2" x 13'10")

**Dining Room**  
3.08 x 2.77 (10'1" x 9'1")

**Conservatory**  
3.01 x 2.39 (9'10" x 7'10")

**Kitchen**  
3.04 x 2.85 (9'11" x 9'4")

**Utility Room**  
3.57 x 2.50 (11'8" x 8'2")

### First Floor Landing

**Bedroom 1**  
3.62 x 3.10 (11'10" x 10'2")

**Bedroom 2**  
3.66 x 3.13 (12'0" x 10'3")

**Bedroom 3**  
2.69 x 2.49 (8'9" x 8'2")

### Family Bathroom

**Garage**  
5.15 x 2.50 (16'10" x 8'2")

### Attractive & Level Gardens

## Overview

This 3 bedroom link detached house is situated in a very sought after residential area and is on a level walk to the village centre and schools. It will be of interest to those who are looking for a family home which offers tremendous scope and potential. We recommend a viewing at the earliest opportunity in order to appreciate what the house has to offer.

The property was built in the 1970's of traditional cavity wall construction, under a concrete tiled roof. with attractive exposed red brick elevations which is part tiled hung to front first floor. There is the benefit UPVc double glazing and gas fired central heating. The rooms flow well with an entrance porch which opens to the living room and this further opens to the dining room. There are patio doors to the conservatory which overlooks the lovely rear garden. The kitchen is well fitted with white units and has built in hob and double oven. From there is access to a very useful utility room which offers scope to extend the kitchen or to convert to a lovely garden room. To the first floor are 3 good size bedrooms. The first bedroom has a built in wardrobe. The family bathroom has a white suite.

Standing on a good size and level plot, the gardens are open plan to the front with off road parking which leads to the attached garage. There is a side garden where, subject to planning, there is space to extend. The rear garden is nicely laid out with lawn and flower beds. There is a good size patio to the bottom of the garden and a greenhouse.

This a really good opportunity to acquire a very comfortable home which although requires some attention, offers tremendous potential for the next owner to place their own mark on the house. The house offers NO ONWARD CHAIN, so this can be occupied with little delay.

## Services

All mains connected

## Council Tax band

D

## EPC Rating

D

## Tenure

Freehold

## Viewings

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

