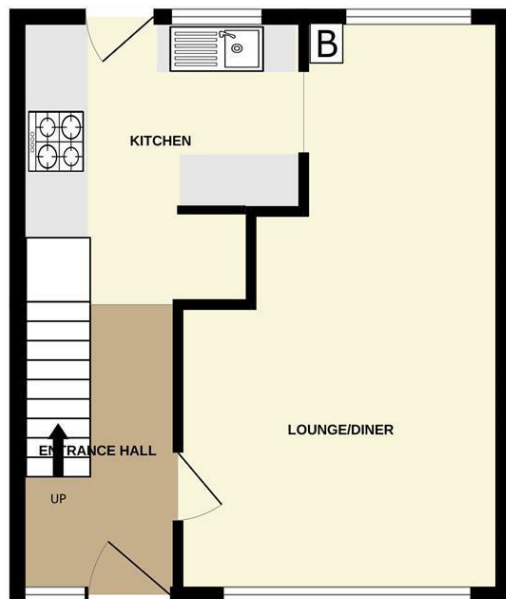
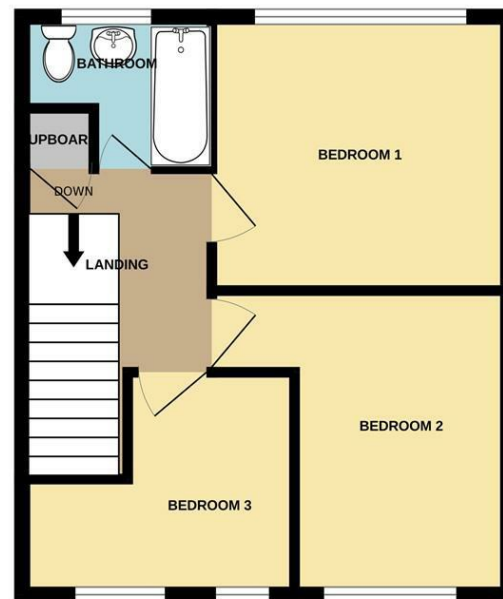


GROUND FLOOR



1ST FLOOR



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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An Ideal 3 Bedroom Family Home

42 Pixie Dell, Braunton, EX33 1DP

Guide Price

£284,000

- Ideal 3 Bedroom Family Home
- Convenient Location
- Communal Off Road Parking
- Enclosed Front and Rear Gardens
- Close to Local Amenities
- Garage En Bloc
- uPVC D/G and Gas C/H
- Short Drive To The Beach
- EPC: C

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We are delighted to bring to the market this ideal 3 bedroom family home situated in the ever so popular Saunton Park in Braunton. The home also benefits from uPVC double glazing and gas central heating. 42 Pixie Dell also benefits from an garage en bloc.

Approaching the property you are presented by a lovely, easy to maintain, south facing front garden which is ideal to sit, relax and soak in the sun. Walking into the home you have a good sized entrance hall with plenty of room to hang up coats etc. On the right you have a large, light and spacious living/dining room. An ideal space for the whole family with the dining area being just offset from the Kitchen. The kitchen has ample worktop space, cupboards for storage and enjoys an aspect over the rear garden. The kitchen also benefits from having room for an oven, washing machine, tumble dryer and dishwasher with a breakfast bar also. Upstairs you have 3 good sized bedrooms with bedrooms 1 & 2 being double bedrooms and bedroom 3 having space for a single bed plus room for bedroom furniture, or can even be used as an ideal office/work from home station.

This property would be ideal for a family looking to move into Braunton with the home being in close proximity to reputable Primary/Secondary schools or even as an ideal buy to let investment. We recommend a viewing to appreciate the property in full.

Services

All Mains Connected

Council Tax band

B

EPC Rating

C

Tenure

Freehold



Outside

This family home has the advantage of enclosed front and rear gardens. The house faces south, so enjoys the sun throughout the day. The rear garden offers a good degree of privacy with paving to allow space for garden furniture. The rear garden also has the advantage of having rear access and path to the garages en bloc.

Pixie Dell sits right in the heart of the ever popular Saunton Park area of Braunton. There is the advantage of Pixie Dell Stores being close to hand, reputable Kingsacre primary school and Braunton Academy also easy to hand. This is an ideal area to bring up a growing family or even as a sound buy to let investment.

The village centre is easily accessible with a good range of amenities to cater for everyday needs including medical centre, post office, pubs, restaurants and an excellent range of shops and businesses. There is a bus stop close by providing a regular service to the sandy beaches of Saunton and Croyde, which are approximately 5 miles to the west. Barnstaple, the regional town centre of North Devon, is approximately 5 miles to the south east.

Room list:

Entrance Hall

Living/Dining Room

6.47 nar 3.31 x 3.64 nar 2.27 (21'2" nar 10'10" x 11'11" nar 7'5")

Kitchen

3.17 x 3.17 (10'4" x 10'4")

Bedroom 1

3.32 x 3.04 (10'10" x 9'11")

Bedroom 2

3.48 nar 2.51 x 2.41 nar (11'5" nar 8'2" x 7'10" nar)

Bedroom 3

3.02 nar x 2.51 nar 1.29 (9'10" nar x 8'2" nar 4'2")

Bathroom

2.12 nar 1.50 x 1.70 nar 1.14 (6'11" nar 4'11" x 5'6" nar 3'8")

Garage En Bloc

South Facing Front Garden

Short Drive To The Beach

