



, WILLIAMS CLOSE, WRAFTON.

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## Directions

From Barnstaple proceed on the A361 to Braunton. At Wraffton bear right signposted to Heanton Punchardon and the North Devon Athlete's Track and continue along this road taking the second turning on the left hand side into Williams Close and the property will then be found towards the top left of the Cul-De-Sac.

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Guide Price

**£305,000**

**An Ideal 3 Bed Family Home With Good Size Garden**

11 Williams Close, Wraffton, Braunton, EX33 2DY

- 3 Bedroom Family Home
- Close To Reputable Schools
- Cul-De-Sac Position
- Lounge/Diner with Bay Window
- 4 Piece Suite Bathroom
- Lovely Sized Garden

- uPVC D/G & Gas C/H
- Garage Attached
- EPC: D

## Room list:

### Entrance Hall

### Lounge/Diner

8.53 into bay max x 3.94 max  
(27'11" into bay max x 12'11" max )

### Kitchen

2.79 x 2.70 (9'1" x 8'10")

### Downstairs WC

1.51 x 0.76 (4'11" x 2'5" )

### Bedroom 1

3.92 x 3.33 (12'10" x 10'11")

### Bedroom 2

3.54 x 2.95 (11'7" x 9'8" )

### Bedroom 3

2.97 max x 2.71 max (9'8" max x 8'10" max)

### Bathroom

2.79 x 1.62 (9'1" x 5'3")

### Garage

5.77 x 2.46 (18'11" x 8'0")

### Quiet Cul-De-Sac Position



## Local Area

Williams Close is a very sought after cul-de-sac of similar style modern properties and set within an easy walk of the Williams Arms, which is a very well renowned pub/restaurant. The house is also ideally located for easy access to primary and secondary schools and also to the Tarka Trail which offers many miles of delightful estuary walks towards Barnstaple. Braunton village is less than a mile away and here a wide range of amenities can be found, including further primary schools, churches, public houses and a good number of local shops and stores. Tesco's super store is conveniently situated and there is a regular bus service to Barnstaple, the regional centre of North Devon, approximately 4 miles to the east. Here a wider range of amenities can be found. The sandy beaches at Croyde and Saunton are approximately 5 miles to the west and there is also the renowned golf club at Saunton with its two championship courses.

We thoroughly recommend a full internal viewing to appreciate this property which is sure to appeal to those persons looking for an easy to run family home or buy to let investment.



Welcome to this 3 Bedroom, Semi-Detached, Family home situated in the quiet cul-de-sac of Williams Close based in Wraffton, just outside of Braunton. The property is conveniently situated and within a short walk to reputable Primary & Secondary schools making this ideal for a family looking to move into the area. The property also benefits from a garage which is attached to the property and with access from the rear garden.

Approaching the property you have an attractive front lawn, the elevation is majority rendered with brick underneath the bay window. Leading inside you have an useful entrance hall with ample room for coats, shoes etc. On your left you have a large and light lounge/diner. This has the benefit of dual aspect from both the bay window and the sliding door, this allows for plenty of natural light to enter the room. The kitchen is well appointed with an integral oven, electric hob, space for a dishwasher, fridge-freezer and a pleasant aspect of the rear garden. Upstairs you have 3 good sized bedrooms with Bedroom 1&2 being good sized doubles and Bedroom 3 being an ideal single bedroom or even as an office for those who work from home. The family bathroom has a lovely 4 piece suite and the advantage of aqua-panelling throughout. The rear garden is a great size with a good sized patio area which is ideal for alfresco dining and plenty of lawn which is enclosed and ideal for anyone with children or pets.

We would recommend a viewing to appreciate this property in full.

## Services

All Mains Connected

## Council Tax band

C

## EPC Rating

D

## Tenure

Freehold

