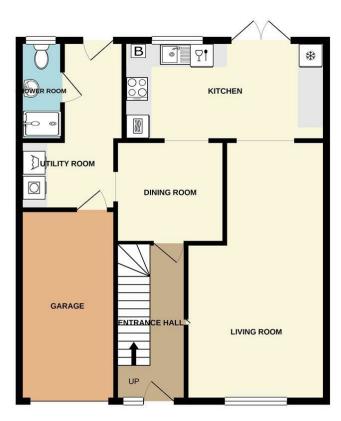
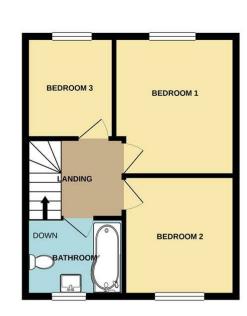


GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurement 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 to been tested and no guarante as to their operability or efficiency; can be given.

Directions

From Barnstaple proceed along the A361 to Braunton, at Chivenor RMB barracks proceed directly across taking the second exit and at Wrafton bear right signposted to Heanton Punchardon and the North Devon Athletics Track. Continue along Wrafton Road passing the turning to Rectory Close on the right and after a short distance take the next left hand turning signposted 'Southlands' the property is found as you enter to the left hand side.

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Well Presented Modern 3 Bedroom Family Home

Guide Price

6 Southlands, Wrafton, Braunton, Devon, EX33 2DJ

£405,000

- Modern Stylish Family Home
- Desirable Cul De Sac Position
- South Facing Sunny Garden
- Spacious Accommodation
- Modern Kitchen & Bathroom
- Garage & Resin Bound Driveway
- High Level Of Fixtures & Fittings
- Utility Room & Shower Room
- Available With 'No Onward Chain'





This is an excellent opportunity to acquire a most impressive 3 bedroom semi-detached family home found to be very well presented both inside and out. Number 6 Southlands is a most impressive and much improved gem of a property situated within a delightful Cul De Sac position of similar style dwellings. The property stands on a good size level plot with a delightful South facing, fully enclosed garden to the rear. The agents consider the property would be of particular interest to a growing family looking for a quality well planned and spacious home, or alternatively would make a sound investment opportunity. The property is currently vacant and has the advantage of having 'No ongoing chain' therefore, can be occupied with the minimum of delay.

Over recent years, the current owners have updated and modernised this stylish home which has been finished to a very high standard throughout and now provides extremely comfortable living accommodation. The vast array of improvements undertaken include, a replacement gas combination boiler serving central heating system, a stylishly appointed kitchen with Bosch integral appliances and a well fitted bathroom and ground floor shower room. The majority of the double glazing was renewed in 2018 along with a stylish grey composite front door. Further improvements include contemporary solid Suffolk oak doors throughout the ground floor, a resin bound driveway providing ample parking and a remotely operated garage roller door. Quality Karndean and porcelain tiled floor coverings have been installed to the kitchen, utility room, shower room and bathroom therefore maintaining uniformity and with quality in mind. An internal inspection is therefore paramount to appreciate the high level of finish of this quality family home.

This well-designed home enjoys modern open plan living with generous room sizes. The internal accommodation is comprised of an attractive composite front door leading into the entrance hall with staircase rising to the first floor with under stairs cupboard. Overlooking the front elevation and the green beyond, the 22' bright, spacious sitting room flows directly through to an impressive white open-plan contemporary kitchen. This has been well fitted and has a wide assortment of base and wall units stylishly finished with white metro wall tiles and slimline working surfaces. Bosch appliances include a dishwasher, fridge freezer along with induction hob, double oven and microwave oven. French doors open out from the kitchen onto the sun soaked rear garden and large expanse of patio which provides additional entertaining space. Furthermore, to the ground floor is a dining room leading from the kitchen, with a continuation of open plan living in mind. The utility and ground floor shower room have a porcelain tiled floor; ideal after a day at the beach or muddy walks with the dog, supported by the direct access that leads to the garden and internal door to the garage.

To the first floor there are 3 bedrooms; two good sized double rooms and comfortable single bedroom, with the back bedrooms facing South both enjoying a lovely outlook. The family bathroom is well appointed with 3 piece modern white suite incorporating, a shower bath with curved screen, washbasin and WC.

Properties such as these are in strong demand therefore, the agents advise an early inspection to avoid disappointment.

Agents note: The exterior photographs used are not recent.



Directly to the front of the property is a resin bound driveway which provides off road parking for numerous vehicles, encompassed by a dwarf stone wall to the front boundary and an attached garage with remotely operated roller door with inset soffit lighting. To the rear of the property is a delightful South facing sunny garden which enjoys sunshine throughout the day. The majority of the garden is a level lawn with useful timber store shed situated to one corner. There is a large patio which extends the full width of the property and provides an ideal space to entertain late into the evening. The garden is fully enclosed with closed board timber fencing making it child and pet friendly while providing a high degree of privacy. Properties such as these are in strong demand therefore, the agents advise an early inspection to avoid disappointment.

Forming part of Wrafton hamlet, Southlands is situated to the East of the larger village of Braunton. The property stands within a pleasant cul-de-sac location and is surrounded by similar style dwellings. A short distance from the property is the ever-popular Williams Arms public house and Tesco Superstore is only a few minute's walk away. Braunton village offers excellent amenities including primary and secondary schooling which are close to hand with further shops, stores, churches, public houses etc.

There is a regular bus service to Barnstaple, the regional town centre of North Devon, which is approximately four miles to the South East and here a wide range of amenities can be found. Four miles to the West, are the sandy beaches of Croyde & Saunton as well as the renowned Saunton Sands Golf Club. The North Devon link road from Barnstaple offers convenient access to the M5 motorway, while the Tarka train provides a direct link to the City of Exeter to the South.

Room list:

ntrance Hall

3.99m x 1.78m (13'1 x 5'10)

Living Room

6.76m x 3.53m narrowing to 2.57m (22'2 x 11'7 narrowing to 8'5)

Dining Room

2.69m x 2.59m (8'10 x 8'6)

Kitchen

5.00m x 2.54m (16'5 x 8'4)

Jtility Room

4.52m x 2.39m narrows to 1.50m (14'10 x 7'10 narrows to 4'11)

Shower Room

2.53 x 1.09 (8'3" x 3'6")

First Floor

Landing

Bedroom 1

3.56m max x 3.10m (11'8 max x 10'2)

Bedroom 2

 $3.05m \times 2.82m (10'0 \times 9'3)$

Bedroom 3

2.64m x 2.26m (8'8 x 7'5)

Bathroom

2.52 x 1.72 (8'3" x 5'7")

Garag

4.80m x 2.44m (15'9 x 8'0)

South Facing Sunny Garden

Well Presented Throughout

Lovely Family Home

Garage & Off Road Parking

Services

All mains connected.

Council Tax

Band C.

EPC Rating

Band D.

Tenure

Freehold

Viewings

Please contact us on (01271) 814114 to arrange an appointment to view



