



Superb Home With Stunning Views

3 Beacon Heights, Branton, Devon, EX33 2HY

Asking Price

£775,000

- 4 Bedrooms, 2 Bathrooms
- Spacious Living Room, Dining Room
- Superb Kitchen/ Breakfast Room
- Very Useful Utility Room
- Large Hall with Cloakroom
- Garage and Parking
- Splendid Plot Of Nearly 0.75 Acre
- UPVC D/G, Gas Central Heating
- EPC: D

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or email branton@phillipsland.com

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Room list:

Large Entrance Hall

Cloakroom

Living Room
6.65 x 4.52 (21'9" x 14'9")

Dining Room
2.97 x 2.95 (9'8" x 9'8")

Kitchen/ Breakfast Room
5.05 x 3.78 (16'6" x 12'4")

Utility Room
3.43 x 1.47 (11'3" x 4'9")

First Floor Gallery Landing/ Study Area

Bedroom 1
3.66 x 3.78 narr to 2.80 (12'0" x 12'4" narr to 9'2")

En Suite Shower Room

Bedroom 2
4.52 x 3.58 (14'9" x 11'8")

Bedroom 3
3.78 x 2.97 (12'4" x 9'8")

Bedroom 4
3.78 x 2.87 (12'4" x 9'4")

Family Bathroom

Parking Space & Garage
6.40 x 3.50 (20'11" x 11'5")

Super Gardens

Located in a quiet tucked away position, is this very spacious 4 bedroom detached family house. It offers extremely well presented and spacious accommodation which benefits Upvc double glazing and gas fired central heating. Furthermore, there are fabulous views towards the sea and over Braunton. The property stands on a large plot which extends to very nearly 0.75 of an acre. Beacon Heights is a very sought after cul de sac of similar but individual homes of traditional cavity construction.

As soon as you enter the house you can gauge the quality, the black quartz sparkle tiled floor contrasts nicely with the white walls and oak style doors and oak staircase to the first floor. The flooring continues into the cloakroom and on into the dining room. This then opens into the splendid double aspect living room which has a wood burner and the oak theme continues in the attractive oak flooring and patio doors out to the sun deck. The kitchen/breakfast room is very bright and has been really well fitted, again with quartz tiled floor and black granite worksurfaces. The lighting here is subtle, with blue plinth lighting and ceiling down lights. There is a central island with hob and filter fan over and a breakfast bar to one end. From here there is access to a useful utility room.

The first floor has a light and airy gallery landing with oak style flooring. This is a spacious area, ideal to sit and read or to use as a study area. The main bedroom has a lovely en suite shower room with port hole window. The two front bedrooms have superb views to the coast and over Braunton old village. Bedroom 4 is currently used as a dressing room with extensive wardrobes. The family bathroom is very well appointed with shower bath and over head shower unit. This room also has good lighting with blue mood and ceiling down lights.

This is a rare opportunity to acquire a spacious and bright home which benefits lovely, flowing rooms and which has quite superb views over the village, the Great Field and on to the ocean. Therefore, we recommend a full viewing in order to appreciate what the house to offer and the lovely position within which it sits.

Services

All Mains Connected

Council Tax band

F

EPC Rating

D

Tenure

Freehold

Viewings

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

