



UPPER DECK, 28 DYERS CLOSE, BRAUNTON

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Individual 3 Bedroom Reverse Level Home

Upper Deck, 28 Dyers Close, Branton, Devon, EX33 2PB

Asking Price

£359,950

- Splendid Individual Home
- Open Plan Configuration
- Shower Room & Cloakroom WC
- Reverse Level Accomodation
- Designated Parking
- 3 Bedrooms
- Convenient Central Location
- Bespoke Fitted Kitchen
- No Ongoing Chain

Directions

From Barnstaple proceed on the A361 to Branton. Continue to the very centre of the village and at the crossroads and traffic lights turn right into East Street. After a very short distance take the next turning right into Dyers Close, upon entering the close bear left where the property will be found on your left hand side.

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Overview

Phillips Smith & Dunn are delighted to offer to the market 'Upper Deck' found to be a most appealing and individual 3 bedroom character home. The property enjoys a reverse level configuration which has a large open plan lounge kitchen and diner to the entry level along cloakroom WC, with the bedrooms and shower room to the lower ground floor. The agents consider the property lends itself to a good number of buyers to include those seeking a first time purchase or principle home, alternatively the property would make a splendid holiday home 'lock up and leave' bolt hole retreat, furthermore, the property will also be of particular interest to those purchasers looking for an investment opportunity from which an excellent income stream could be generated.

Upper Deck is extremely well situated conveniently located within a small cul de sac development located within a stones throw to the village square and its excellent amenities. Benefiting from gas central heating and has the added advantage of having no onward chain therefore, can be occupied without delay. Briefly the accommodation comprises entrance door leading into the impressive open plan lounge kitchen diner, this bright and spacious room enjoys a modern open plan design with vaulted ceilings and skylight providing a great sense of space and allows plenty of natural light to flood into the room. Situated to one corner is a raised wood burning stove set on a stone hearth with with timer beam over, this provides a fabulous focal point to the room. There is ample space for living room furniture and a generous dining set. The kitchen has been bespoke crafted having ample base units attractively finished with navy blue door fronted units complimented with solid slate working surfaces, having a 1.5 bowl composite sink unit with space and plumbing below for washing machine. Cupboard housing 'Ideal' Logic gas boiler feeding central heating system. Further more to the entry level there is a useful lobby area leading to the cloakroom WC. A staircase leads down to the lower ground floor serving all bedrooms and shower room. Each bedroom is of good size and has latched doors maintaining uniformity. The modern shower room is well appointed, briefly comprises corner shower enclosure, low level WC, pedestal wash basin along with attractive Moroccan floor tiles.

The property has a low maintenance garden located to the front and side having been designed with easy maintenance in mind and requires the minimum of upkeep and fuss. The property is approached from Dyers Close with a designated car parking space. A garden gate leads into 'Upper Deck' with a large expanse of patio and paving situated to the front of the property. There are borders stocked with plants and shrubs along with an established palms providing a fine focal point. To the side is an area which enjoys a high degree of sunshine and privacy with a two tiered decking terrace providing an ideal place for entertaining.

Services

All mains connected.

Council Tax

Band C

EPC Rating

Band E

Tenure

Freehold

Viewings

Contact (01271)
814114



Situation

Forming part of Dyers Close, Upper Deck is conveniently located to the centre of Braunton village. There is easy access to the superb and sandy beaches at Croyde and Saunton which are approximately 3 miles to the west and connected by a regular bus service. Saunton has also the renowned golf club with its two championship links courses. Some of north Devon's most attractive countryside surrounds Braunton whilst the coastline from Mortehoe around to Lee and Ilfracombe becomes more rugged but offers many miles of superb walks along the South West Coast Path. This includes the Tarka Trail which is close by and is ideal for walking and bicycling bside the Taw Estuary. Barnstaple, the regional centre of north Devon, is approximately 5 miles to the east and here a wider range of amenities can be found including shopping and social facilities. The North Devon Link Road provides a convenient route to the M5 motorway at junction 27 and the Tarka Train Line connects to Exeter in the South which then picks up the line to London, Paddington.

Therefore, with excellent communications, easy access to North Devon, the superb countryside and wide choices of sandy beaches, this is indeed an excellent opportunity to acquire an easy to run holiday home.

Room list:

Lounge/Kitchen/Diner
4.85m x 7.47m (15'11 x 24'6)

Kitchen
3.35m x 2.82m (11'0 x 9'3)

Lobby
1.42m x 1.07m (4'8 x 3'6)

Cloakroom WC
1.52m x 1.35m (5'0 x 4'5)

Lower Ground Floor
3.76m x 0.89m (12'4 x 2'11)

Bedroom 1
4.32m x 2.49m (14'2 x 8'2)

Bedroom 2
3.28m max x 4.57m (10'9 max x 15'0)

Bedroom 3
2.64m x 2.44m (8'8 x 8'0)

Shower Room
2.72m x 1.88m (8'11 x 6'2)

Splendid Bolt Hole Retreat

Investment Opportunity

Central Location

