



122 SOUTH STREET, BRAUNTON

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Well Presented 3 Bedroom Family Home

122 South Street, Braunton, Devon, EX33 2AS

Guide Price

£375,000

- Spacious Family Home
- Sitting Room & Dining Room
- Ample Off Road Parking
- Well Presented Accommodation
- Impressive Sun Room
- Pleasant Gardens
- Stylish Kitchen
- 3 Bedrooms
- EPC: Band TBA

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or email braunton@phillipsland.com

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Overview

Phillips Smith & Dunn are delighted to offer this very well presented and much improved 3 bedroom mid terrace family home. The property is situated within a convenient position being within a level short stroll to the very centre of the village. This splendid property benefits from full PVC double glazing and gas centrally heated. The current owner occupiers have made numerous improvements over the years which now provides extremely comfortable living accommodation.

Upon entering the property you are welcomed into a pleasant entrance hall with staircase rising to the first floor. The sitting room is located at the front of the property with bay window overlooking the front elevation. An open fire with cast iron surround provides a pleasant focal point to the room with art deco surround. The kitchen diner and impressive sun room enjoys a modern open plan living configuration and has direct access that leads into the rear garden. The dining area has a wood burning stove with cupboard to side housing the Ideal combination boiler feeding central heating system. From here there is access that opens into a a delightful bright and airy sun room with bi folding doors and skylight that allows plenty of natural light to flood in. The modern galley style kitchen has been stylishly finished with high gloss door fronted units with modern metro wall tiles along with ample working surfaces with inset sink unit. There are integral appliances to include fridge freezer, dishwasher, oven and gas hob, To the first floor there is a spacious landing with store cupboard and separate WC,, There is a very well appointed modern bathroom suite with curved shower bath bath, modern wall tiles and skylight. There are 3 bedrooms, bedroom 1 in particular is a generous room having a bay window and attractive feature fireplace.

We thoroughly recommend a full internal inspection at the earliest opportunity to fully appreciate this deceptively spacious and well planned home. The likes of which are hard to find in today's market.

Services

All mains connected

Council Tax

Band B

EPC Rating

TBC

Tenure

Freehold

Viewings

Strictly by appointment with the Phillips, Smith & Dunn Branton branch on 01271 814114



Garden & Situation

Directly to the front of the property is a private driveway laid with stone chippings providing off road parking for numerous vehicles, there is timber shuttering and railway sleeper creating raised flower borders and a small area lawn with manicured olive tree. The rear West facing garden enjoys plenty of sunshine late into the evening and has been thoughtfully planned with easy maintenance in mind. Leading from the sun room you step out onto a large expanse of composite decking and artificial turf. Railway sleepers bi sect the garden with further timber decking. Furthermore, to the bottom end is a useful timber summer house and garden gate that provides convenient access directly onto the Tarka footpath and cycle way. A path leads across the rear of the properties that open onto a splay connecting onto South Street, here there is the advantage of a further car parking space.

The property stands in a pleasant position within South Street located nearing the far end towards the Velator end yet being only a few minutes walk away, the village offers a wide range of amenities including primary and secondary schooling, Cawthorne's Store, churches, public houses, restaurants and a good number of local shops and stores and coffee houses. There is also a Tesco store within a level walk away with a bus stop offering a service that connects to superb sandy beaches of Croyde and Saunton to the west. Saunton also offers the renowned golf club with it two championship courses and both beaches are mecca for the avid surfer or those interested in water sport.

Barnstaple, the regional centre of north Devon is approximately 5 miles to the south east and here a wider range of amenities can be found. These include sports facilities, Tarka Tennis and the new Tarka Leisure Centre, whilst there is also the Queen's Theatre and Scott's Cinema in the centre of the town. Barnstaple offers excellent shopping facilities and access on to the link road which provides a convenient route to the M5 motorway at junction 27. The Tarka Rail Line connects to Exeter in the south which picks up the main route to London.



Room list:

- Entrance Lobby**
1.19m x 1.04m (3'11 x 3'5)
- Entrance Hall**
3.15m x 1.22m (10'4 x 4'0)
- Sitting Room**
4.34m max x 3.58m (14'3 max x 11'9)
- Dining Room**
3.96m x 3.71m (13'0 x 12'2)
- Kitchen**
3.07m x 1.88m (10'1 x 6'2)

- First Floor**
- Landing**
- Bedroom 1**
4.34m max x 3.58m (14'3 max x 11'9)
- Bedroom 2**
3.71m x 3.02m (12'2 x 9'11)
- Bedroom 3**
3.61m x 1.83m (11'10 x 6'0)
- Bathroom**
1.98m x 1.85m (6'6 x 6'1)
- Separate WC**
1.07m x 0.84m (3'6 x 2'9)
- Lovely Family Home**
- Ample Parking**
- Well Presented Throughout**