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An Ideal 2 Bedroom 1st Floor Apartment

48 Ashton Crescent, Branton, EX33 1RD

Guide Price

£199,950

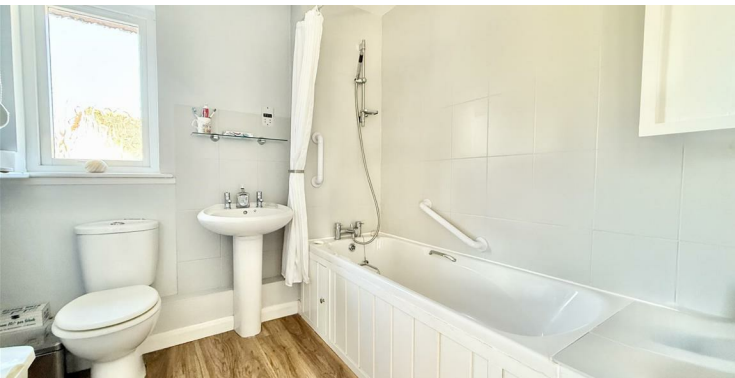
- 2 Bedroom Apartment
- Living Room & Kitchen
- Off Road Parking & Car Port
- NO ONWARD CHAIN
- Private Garden
- Deceptively Spacious
- Short Walk To Village Centre
- Gas Heating & Maj Upvc D/G
- EPC: C

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We are delighted to bring to the market this ideal first floor apartment situated in the ever so popular development of Ashton Crescent located within a short walk to the village centre. The property also benefits from off road parking plus a carport. To the rear of the carport you have a private and enclosed garden, an ideal place to pot some plants and sit back and relax.

Leading into the property you have an useful entrance porch which provides space for coats, boots etc. Heading upstairs on your right you have a large open plan Living Room/ Kitchen with triple aspect, allowing the light to come flowing through the room. The kitchen benefits from plenty of worktop space for food prep, ample cupboards for storage, gas hob, inset oven, space for washing machine and dishwasher. There is a good sized breakfast bar overlooking the living room and space for a dining table as well. Both bedrooms are good sized double bedrooms with Bedroom 1 enjoying a double aspect and Bedroom 2 currently being used as a study/office. The bathroom is a white 3 piece suite.

This is a rare opportunity to acquire this ideal 2 bedroom first floor apartment. We would recommend a viewing to appreciate the property in full.

Services

All Mains Connected

Council Tax band

B

EPC Rating

C

Tenure

Leasehold
Rent: A Peppercorn



Local Area

Located to the west side of Braunton, it not only offers very easy access to the village centre but also to the superb beaches at Saunton & Croyde which are 3 miles away. These are a mecca for surfers and keen water sports enthusiasts and connected by a regular bus service

Braunton is considered one of the largest villages in the country and it caters well for it's inhabitants with a wide range of amenities. These include primary and secondary schools, Medical Centre, churches, public houses, restaurants and a number of local shops and stores. There is a Tesco superstore to the edge of the village and the family run Cawthorne's store to the village centre.

The bus also connects to Barnstaple, the principle town in north Devon. Here there are a wider range of shopping facilities included Green Lanes Shopping Centre and out of town shopping at Roundswell. Leisure and social needs are met with a brand new Tarka Leisure Centre, Tarka Tennis Centre, Ten Pin Bowling, Scotts Cinema and The Queens Theatre.

There is access to the North Devon Link Road which offers a convenient route to the M5 motorway at junction 27. The Tarka train line runs south to Exeter which then has a direct route to London.

Room list:

Entrance Hall

Living Room/Kitchen

6.67m max x 3.87m max (21'10" max x 12'8" max)

Bedroom 1

3.26m x 3.08m (10'8" x 10'1")

Bedroom 2

3.47m max x 3.10m max (11'4" max x 10'2" max)

Bathroom

2.23m x 2.13m (7'3" x 6'11")

Off Road Parking

Car Port

Garden To The Rear Of Car Port

Short Walk To Village Centre

