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Attractive 3 Bedroom Family Home

Medina Exeter Road, Branton, EX33 2BJ

Guide Price

£395,000

- 3 Bedrooms, 2 Receptions
- Garage & Good Parking
- Close to Schools & Shops
- Sun Room & Utility Room
- Private Gardens
- Ideal Family Home
- Oil C/H, UPVc D/G
- No Onward Chain
- EPC: E

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or email branton@phillipsland.com

Directions

From Barnstaple proceed on the A361 to Branton. Continue towards the village centre and Medina is on the left hand side just by the turning into Wellclose Road and before the petrol station

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.
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Room list:

Porch

Entrance Hall

Living Room

4.28 into bay max x 3.97 max (14'0" into bay max x 13'0" max)

Dining Room

3.97 max x 3.6 max (13'0" max x 11'9" max)

Utility Room

2.84 max x 2.58 (9'3" max x 8'5")

Kitchen

3.38 x 1.95 (11'1" x 6'4")

Sun Room

2.76 x 2.23 (9'0" x 7'3")

Bedroom 1

4.47 max into bay x 3.30 max (14'7" max into bay x 10'9" max)

Bedroom 2

3.64 x 3.30 max (11'11" x 10'9" max)

Bedroom 3

2.76 x 2.45 (9'0" x 8'0")

Bathroom

2.36 x 1.61 (7'8" x 5'3")

WC

1.42 x 0.86 (4'7" x 2'9")

Outside WC

1.53 x 0.83 (5'0" x 2'8")

Workshop

3.38 max x 2.62 max (11'1" max x 8'7" max)

Large Garage

6.67 max x 3.33 max (21'10" max x 10'11" max)

This is a good opportunity to acquire an attractive semi detached family home which is conveniently located and offers easy access to the village centre and its amenities as well as access to primary and secondary schools.

'Medina' offers very good accommodation arranged over two floors and which is sure to appeal to those looking for a home with space and potential. The property was built after the WWII with attractive part red brick and rendered elevations with tile hung bay window. The rooms flow nicely with an entrance porch and hall. The front room has a bay window and an open fireplace, whilst the separate dining room has access to the rear sun room. The useful utility room connects to the kitchen and these rooms could be configured to make one kitchen/ breakfast room.

To the first floor there are 3 good size bedrooms. The main room has the bay window and built in wardrobes to one wall. The bathroom and separate WC could become one good size bathroom which would the utilise a little more space from the landing. Some of the similar houses in the area have extended into the roof to create an extra bedroom so, subject to PP, there could possibly be this potential, too.

The property has access direct from Exeter Road with good off road parking to the side where there is a garage. Attached to the outside of the kitchen is a workshop and an outside WC. It is thought that these outside rooms could be integrated into the house / kitchen. The gardens are a good size and level. The front is lawned with shrubs and brick paved path to the house. The rear garden offers a good degree of privacy and is laid to astro turf. There is a patio and access to the detached garage.

This is a lovely home which, although requires some TLC, will make for a very comfortable home. We recommend a viewing to appreciate the haoue and the potential.

Services

Water, Electric & Drainage. Gas Available. Oil Heating

Council Tax Band

D

EPC Rating

E

Tenure

Freehold

Viewings

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

