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## Attractive 3 Bedroom Family Home

Medina Exeter Road, Branton, EX33 2BJ

Guide Price

**£375,000**

- 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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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 Branton  
branch on  
01271 814114



Medina stands on the Exeter Road and to the left hand side of the entrance to Wellclose Road. Therefore, it offers easy level access to primary and secondary schools and the village centre with its wide range of amenities.

Branton is considered one of the largest villages in the country and it caters well for its inhabitants. Primary and secondary schools are only a few minutes walk away and the Tesco super store is also conveniently located. The village centre is close to hand with a good range of coffee shops, pubs, churches, restaurants and local shops and stores.

There is easy access to the lovely beaches at Saunton and Croyde, both a Mecca for surfing enthusiasts. Saunton also boasts a renowned golf club with two Championship courses. There is a regular bus route close by.

Barnstaple, the main north Devon town, is 5 miles to the south east. Here there is excellent covered town centre shopping facilities at Green Lanes and out of town shopping at Roundswell. Social and sporting facilities include a brand new leisure centre, Tarka Tennis, tenpin bowling, Scott's cinema and The Queens Theatre. The North Devon Link Road offers a quick route to the M5 Motorway at junction 27, whilst The Tarka Rail Line connects to Exeter in the south and this picks up a direct route to London Paddington.



## 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 )