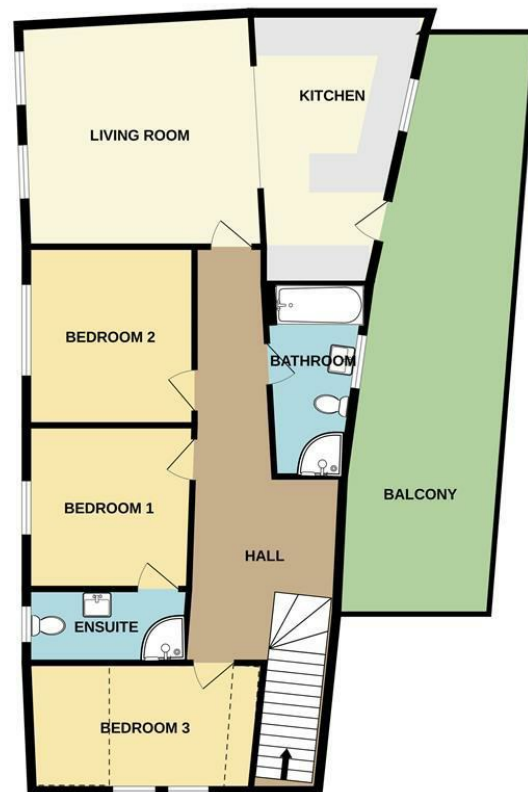
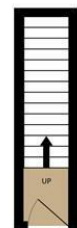
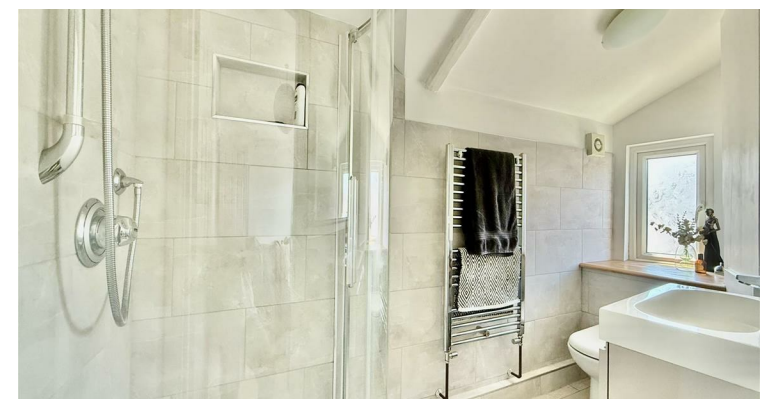


GROUND FLOOR

FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025



A Spacious 3 Bedroom First Floor Flat In The Village Centre

Flat 1, 1a The Square, Braunton, Devon, EX33 2JB

Guide Price

£225,000

- 3 Double Bedrooms
- Living Room & Kitchen
- 4 Piece Bathroom & En Suite
- Situated To The Heart Of Braunton
- Large Balcony Area
- Close To Local Amenities & Schools
- Easy To Maintain Home
- Viewing Essential
- EPC: C

Directions

From Barnstaple proceed along the A361 towards Braunton, continue on to the very centre of the village and at the crossroads and traffic lights continue on signposted to Ilfracombe. The property will then be found on the right hand side with the parking space on the front posted Flat 1.

**Looking to sell? Let us
value your property
for free!**

Call 01271 814114

or email braunton@phillipsland.com

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

Copyright 2016 Phillips Smith & Dunn. All rights reserved. Phillips Smith & Dunn is a name of P. S. & D. Limited.

Our company registration number is 04753854 and we are registered in England and Wales.



Room list:

Hall

Living Room

4.5 max x 4.39 max (14'9" max x 14'4" max)

Kitchen

5.43 max x 3.39 max (17'9" max x 11'1" max)

Balcony

11.0 x 2.87 max (36'1" x 9'4" max)

Bedroom 1

3.16 max x 3.05 max (10'4" max x 10'0" max)

Ensuite Shower

2.62 max x 1.39 max (8'7" max x 4'6" max)

Bedroom 2

3.36 max x 3.27 (11'0" max x 10'8")

Bedroom 3

4.36 max x 2.41 max (14'3" max x 7'10" max)

4 Piece Suite Bathroom

3.86 max 1.92 max (12'7" max 6'3" max)

Off Road Parking

Welcome to this deceptively spacious three-bedroom first-floor apartment, ideally located in the very centre of Branton village. Just a short stroll from all local amenities, this property offers the rare convenience of off-road parking directly beside the private entrance.

Upon entry, a staircase leads to a generous hallway with ample space for coats and shoes. At the far end, the apartment opens into a bright and airy living room, boasting a dual aspect and flowing seamlessly into a beautifully presented kitchen. This stylish kitchen features sleek, contemporary cabinetry, glossy black worktops, and a striking red tiled splashback that adds character and contrast. From here, step out onto a large private balcony, perfect for alfresco dining or simply enjoying the sun.

The apartment offers three well proportioned bedrooms. The principal bedroom benefits from a modern en-suite shower room with attractive tiling, while bedroom two is a spacious double. Bedroom three, although with some reduced headroom, comfortably accommodates a double bed and additional furniture.

Apartments of this size, with both parking and a private balcony, are a rare find in such a central location. Early viewing is highly recommended to fully appreciate everything this property has to offer.

Services

All mains connected

Council Tax band

A

EPC Rating

C

Tenure

Leasehold 999 years from 1st Aug 2007 on a Peppercorn Rent
Maintenance Fee £35 p/m.

Viewings

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

