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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.

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A Spacious 3 Bedroom First Floor Flat In The Village
Centre
Flat 1, 1 a The Square, Braunton, Devon, EX33 2JB

• 3 Double Bedrooms

• Situated To The Heart Of Braunton

• Easy To Maintain Home

Living Room & Kitchen

Large Balcony Area

Viewing Essential

Guide Price

£225,000

• 4 Piece Bathroom & En Suite

• Close To Local Amenities & Schools

EPC: C





Welcome to this deceptively spacious three-bedroom first-floor apartment, ideally located in the very centre of Braunton 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.



The village amenities are literally only a few minutes walk away with an excellent choice of public houses, restaurants, local shops and stores and, a short distance away, primary and secondary schooling.

Braunton is considered one of the largest villages in the country and is very well located for access to the superb North Devon coastline with its many superb sought after sandy beaches. These include Croyde and Saunton whilst further to the north is Woolacombe Beach which was recently voted in the Top 10 in the world. There is access on to the South West Coastal Path which also connects on to the Tarka Trail which connects Braunton to Barnstaple with many miles of delightful estuary views. Barnstaple is approximately 5 miles distance and from here there is a wider range of amenities with access on to the North Devon Link Road which provides a convenient route to the M5 motorway and its national road links. There is a Tarka Rail Line to Exeter in the south which connects to London (Paddington).

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

Services

All mains connected

Council Tax band

EPC Rating

Tenure

Leasehold 999 years from1st Aug 2007 on a Peppercorn Rent Maintenance Fee £35 p/m.

Viewings

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



