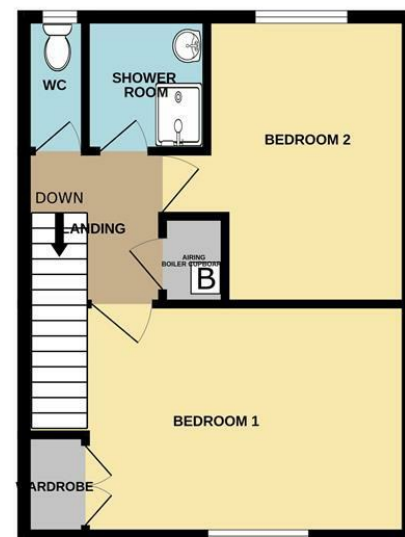


GROUND FLOOR



1ST FLOOR



31 RECTORY CLOSE, WRAFTON, BRAUNTON

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 by 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.
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2 Bedroom End Of Terrace House 'No Onward Chain' Guide Price

31 Rectory Close, Wrafton, Branton, EX33 2DQ

£293,750

- Spacious 2 Bed Home
- Generous Lounge Diner
- Corner Plot Garden
- Ideal First Time Purchase
- Well Fitted Modern Kitchen
- Pleasant Rural Outlook
- Sound Investment Opportunity
- Shower Room & WC
- EPC: Band C

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:

Entrance Porch
3.76m x 1.75m (12'4 x 5'9)

Store
1.91m x 1.19m (6'3 x 3'11)

Entrance Hall
3.76m x 1.75m (12'4 x 5'9)

Open Plan Lounge Diner
7.16m x 3.45m max (23'6 x 11'4 max)

Kitchen
3.25m x 2.36m (10'8 x 7'9)

First Floor

Landing
1.98m x 1.83m (6'6 x 6'0)

Bedroom 1
4.32m x 3.15m (14'2 x 10'4)

Bedroom 2
3.89m x 2.79m (12'9 x 9'2)

Shower Room
1.78m x 1.50m (5'10 x 4'11)

WC
1.78m x 0.89m (5'10 x 2'11)

Splendid Home

No Ongoing Chain

Corner Plot Position

Overview

This is an excellent opportunity to acquire this very well presented and deceptively spacious 2 bedroom end of terrace house. The property enjoys a corner plot position that is situated at entrance of this small select cul de sac surrounded by similar style dwellings. Furthermore, the property enjoys a splendid semi rural outlook from the rear elevation that backs onto arable land that is used for cultivating crops. There are therefore, far reaching views towards Heanton and the Church in the distance.

This impressive home benefits from full PVC double glazing and is gas fired centrally heated furthermore, there is the advantage of having 'no onward chain' therefore, can be occupied with the minimum of delay. The agents consider the property an ideal first time purchase or alternatively as a sound buy to let investment opportunity. The property has been maintained to a very good standard therefore, we recommend a full internal viewing to appreciate the well planned accommodation.

Briefly the accommodation comprises, entrance porch with door leading to a most useful storage cupboard. From the entrance hall stairs rise to the first floor with space and recess below ideal for a computer workstation/hub. The kitchen has ample base and wall units finished with rolled top working surfaces with inset single bowl sink unit with space and plumbing below washing machine and space for a free standing fridge freezer. Furthermore there is a 4 ring electric hob and oven below. The 23' dual aspect lounge diner is a bright and spacious room that overlooks the front and rear gardens. To the first floor there is a landing serving all rooms with airing cupboard housing the gas boiler feeding central heating systems. There are two well proportioned double bedrooms, bedroom one having a walk in wardrobe over the stairwell. Bedroom two is a further impressive room with a splendid outlook overlooking the open aspect field to the rear and enjoys far reaching views. There is a separate WC, and separate shower room with shower enclosure and wash basin. The agents foresee it would be a relatively easy adaption to take out the partition wall to create a larger bathroom if required.

Properties such as these are in strong demand therefore, the agents advise advise an early inspection to avoid disappointment.

Services

All mains connected.

Council Tax

Band B

EPC Rating

Band C

Tenure

Freehold

Viewings

With the Braunton office. Please call us on (01271) 814114.

