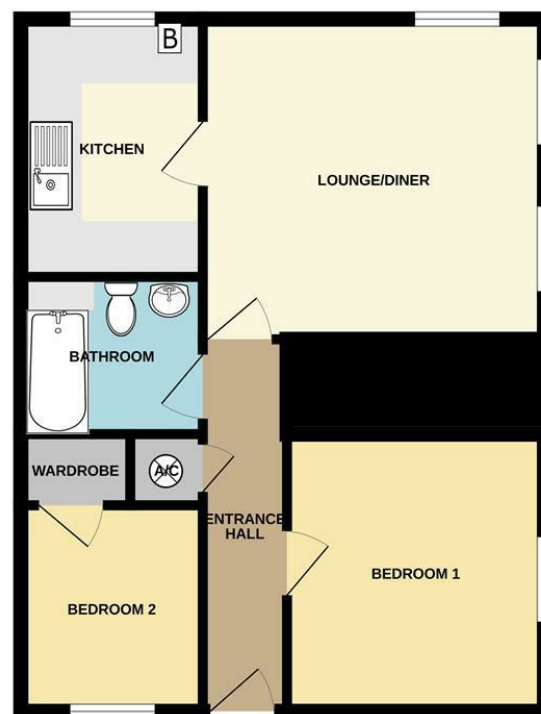


GROUND FLOOR



10 ASHTON CRESCENT, 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 is given to their operability or efficiency can be given.  
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## 2 Bedroom Ground Floor Apartment 'No Onward Chain'

10 Ashton Crescent, Braunton, N Devon, EX33 1RD

**£180,000**

Guide Price

- Ground Floor Apartment
- Bathroom
- Ideal First Time Purchase
- No Onward Chain
- Lounge Diner
- Investment Opportunity
- 2 Bedrooms
- Well Fitted Kitchen
- EPC: Band D

## Directions

From Barnstaple proceed on the A361 to Braunton. Continue to the very centre of the village and at the cross roads and traffic lights turn left signposted to Croyde and Saunton, continue along this road passing Cawthornes stores and onto Saunton Road, upon passing the zebra crossing take the first left into First Field Lane, proceed ahead for approximately 200 yards where the entrance to Ashton Crescent will be found on your left hand side, number 10 is found on your left hand side after a short distance.

**Looking to sell? Request  
a free sales valuation  
for your property.**

Call 01271 814114

or email [braunton@phillipsland.com](mailto:braunton@phillipsland.com)

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 Hall**  
4.62m x 0.97m (15'2 x 3'2)
  - Lounge Diner**  
4.37m x 3.81m (14'4 x 12'6)
  - Kitchen**  
3.05m x 2.16m (10'0 x 7'1)
  - Bathroom**  
2.16m x 1.85m (7'1 x 6'1)
  - Bedroom 1**  
3.25m x 3.07m (10'8 x 10'1)
  - Bedroom 2**  
2.46m x 2.36m (8'1 x 7'9)
- Ideal First Time Purchase**
- Investment Opportunity**
- Viewing Essential**

## Overview

Phillips Smith & Dunn are delighted to offer to the market this deceptively spacious 2 bedroom ground floor apartment offered for sale with the advantage of having 'No Onward chain'. The property is situated within the popular Ashton Crescent development conveniently located within a short walk to the village centre and its excellent amenities. The property benefits from gas fired central heating and is fully double glazed, furthermore there is the advantage of an off road parking space located to the rear. The agents consider the property will be of particular interest to first time purchasers, or those seeking a lovely lock up and leave bolt hole retreat / investment opportunity which would generate a sound and steady income stream.

Briefly the internal accommodation comprises entrance door under cover leads into the entrance hall serving all rooms. Directly ahead is access leading into the bright and spacious dual aspect lounge diner. This generous room provides ample space for a dining set. The kitchen comprises of a modern well fitted kitchen having ample base and wall units finished with rolled top working surfaces with inset sink unit. There is space for a free standing cooker, under counter tumble drier and washing machine, There are two bedrooms. one having the advantage of a fitted wardrobe. The family bathroom comprises of a 3 piece white suite with part tiled walls to include, bath with T&G panelling, WC and wash basin.

This is a rare opportunity to acquire this ideal 2 bedroom ground floor apartment with the advantage of a car parking space. We strongly advise a viewing at the earliest opportunity to avoid disappointment.

## Services

All mains connected.

## Council Tax

Band B

## EPC Rating

Band D

## Tenure

Leasehold. Remainder of 2000 year lease. Granted 1987.

## Viewings

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

