



TOTAL FLOOR AREA : 2003 sq.ft. (186.1 sq.m.) approx.
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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4 Bedroom House With Much Potential

Delynn Exeter Road, Braunton, Devon, EX33 2BJ

Asking Price

£575,000

- 4 Bedroom Detached Family Home
- Offers Tremendous Potential
- Arranged For Dependant Relative
- 2 Bathrooms & Cloakroom
- Super Living Room With Fireplace
- Good Size Kitchen/ Dining Room
- Ample Parking & Gardens
- Very Convenient Location
- UPVc D/G, Gas Central Heating

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Room list:

Storm Porch & Hall

Cloakroom

Living Room

6.38 x 3.72 (20'11" x 12'2")

Inner Hall Area

3.31 x 2 (10'10" x 6'6")

Kitchen/Dining Room

6.44 x 3.14 (21'1" x 10'3")

Ground Floor Bedroom 4

3.37 x 3.20 (11'0" x 10'5")

4 Piece En Suite Bathroom

3.33 x 1.59 (10'11" x 5'2")

First Floor Landing

Bedroom 1

3.72 x 3.35 (12'2" x 10'11")

Bedroom 2

3.70 x 3.15 (12'1" x 10'4")

Bedroom 3

3.71 x 2.93 (12'2" x 9'7")

Family Bathroom

2.75 x 1.68 (9'0" x 5'6")

Lower Ground Floor

Utility Area & Shower

3.40 x 3.16 (11'1" x 10'4")

Hobbies Area

3.75 x 3.16 (12'3" x 10'4")

L Shaped Store Room

6.96 narr 3.17 x 5 narr 3.15 (22'10" narr 10'4" x 16'4" narr 10'4")

Store Area

4.95 x 1.06 (16'2" x 3'5")

Ample Off Road Parking To Side

Lawned Front Garden/ Possible Further Parking

Rear Garden With Lawn & Large Deck

Lovely Side Deck Leads to Kitchen

This is only the 2nd time since it was built, around 1959, that Delynn has come to the open market. We understand that it was built by the original owner for his own use and the present owner has been in occupation for over 20 years. It is, therefore, a home which offers the next owners a lasting and enduring home.

The house is of traditional construction with pleasing rendered elevations under a concrete tiled roof. The house is offered in excellent order both inside and externally and benefits UPVc double glazing -installed in 2022 - which has sound proofed to the units to the front elevation. There is also mains gas fired radiator central heating. However, there is is tremendous potential (Subject to any PP) to the lower ground floor to develop the excellent space in this area. There is enough space for an annex or to use as an office. It is currently used for dry storage.

The property is arranged over 3 floors; ground floor; lower ground floor & first floor. It has made for a spacious family home with an arrangement for a dependent relative to the ground floor. Here, the accommodation comprises a storm porch and entrance hall which has a cloakroom off. The large wood sliding door opens to the living room. This is a bright and comfortable room with attractive wood flooring and a recessed fire. The flooring continues to the inner hall area and on into the large kitchen/ dining room. This is well appointed with built in appliances and a door to the side deck, which is a lovey area to sit and enjoy a morning cup of coffee. From the inner hall there is access upstairs and a door down to the lower ground floor. Off the main entrance hall there is the 4th bedroom which has a 4 piece bathroom en suite; ideal for a dependent relative.

To the first floor are 3 double bedrooms and a bright family bathroom. However, it is in the lower ground floor where the real potential lies. It comprises a hobbies area, utility space and shower - ideal to de-sand from a day at the beach. The L shaped store room is over 6 meters long and has bi fold doors to the rear garden. This area offers more than enough space to convert to an annex or for office space.

The house stands on a good plot with parking to the side and further possible parking to the front. and lawn garden. The rear garden is enclosed with a lawn and a generous, newly laid decked area. There is a recessed space for a shed and steps up to the side deck which has a door to the kitchen/dining room.

Property of this nature are few and far between so we recommend a full viewing at the earliest opportunity in order to appreciate what Delynn has to offer and to avoid disappointment.

Services

All Mains Connected

Council Tax band

D

EPC Rating

TBC

Tenure

Freehold

Viewings

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

