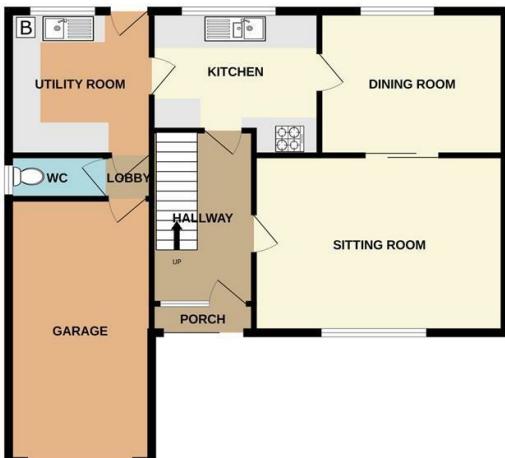


GROUND FLOOR
910 sq.ft. (84.5 sq.m.) approx.



1ST FLOOR
696 sq.ft. (64.7 sq.m.) approx.



TOTAL FLOOR AREA : 1606 sq.ft. (149.2 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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Directions

From Barnstaple proceed on the A361 to Braunton. On approaching Wraffton, turn left directly opposite the Williams Arms Public House. Continue past The British Legion and on down this road. Take the first main turning on the left hand side, into Orchard Road. Take the 1st turning on the left and follow the road to the end of the cul de sac and the house is to the bottom on the right.

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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.

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Excellent Family Home In Quiet Position

Seatoller, 25 Orchard Road, Wraffton, EX33 2DZ

Asking Price

£495,000

- 4 Bedrooms, 2 Bathrooms
- Kitchen & Utility Room
- Lovely Level Gardens
- Entrance Hall & Cloakroom
- Garage & Good Parking
- Workshop & Green House
- Living Room & Dining Room
- UPVC D/G & Gas Heating
- Ideal Family Home



We are delighted to offer to the market this detached modern house which occupies a quiet cul de sac position to the edge of Wraffton village. The present owner has been in residence for many happy years but it is now too big. Therefore, a new family can now reside in this well proportioned house or, alternatively a couple looking for space in a tranquil residential location.

The welcoming hall opens to the kitchen and the sitting room. This is a good size and bright room with double sliding doors to the dining room. This room then connects to the kitchen which has been re-fitted within last few years with a wide range of units and work tops. There is a built in hob and oven. From here there is access to a very good size utility room. This has a door to the rear garden and to the useful cloakroom, especially handy for a family.

To the first floor is a generous landing with airing cupboard and linen cupboard. The first bedroom has an en suite shower room and there are 3 more bedrooms, 2 of which have built in wardrobes. The family 3 piece bathroom has a corner bath.

The location is lovely, being to the bottom of the cul de sac and with no passing traffic it is a good location to bring up children. There are similar houses in the area, built of traditional cavity construction with pleasing part exposed brick and part rendered elevations under a concrete tiled roof. The house stands on a level plot with excellent Tarmac off road parking to the front and an integral garage which has an automatic roller door and personal door to the house. The front garden has a lawn and shrubs and a side access to the rear garden. Here there is a large workshop or useful store. The gardens are very well maintained with productive fruit trees, patio, greenhouse and soft fruit area. There are sculptured shrubs. There is a vegetable garden and the house backs onto fields.

This really is a wonderful opportunity and so we unhesitatingly recommend a full viewing so the full feel of the house and the location can be appreciated.

Services

All Mains Connected

Council Tax band

E

EPC Rating

TBC

Tenure

Freehold

Viewings

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



Room list:

Storm Porch & Hall

Sitting Room

5.18 x 3.65 (16'11" x 11'11")

Dining Room

3.85 x 2.98 (12'7" x 9'9")

Kitchen

3.51 x 2.49 (9'10".16'3" x 8'2")

Utility Room

2.96 x 2.86 (9'8" x 9'4")

Lobby

Cloakroom

First Floor Landing

Bedroom 1

3.92 x 2.86 (12'10" x 9'4")

En Suite Shower

2.85 x 1.50 (9'4" x 4'11")

Bedroom 2

4.36 x 3.50 into wardrobe (14'3" x 11'5" into wardrobe)

Bedroom 3

3.97 x 3.13 (13'0" x 10'3")

Bedroom 4

3.42 x 2.21 (11'2" x 7'3")

Bathroom

3.02 x 1.51 (9'10" x 4'11")

Garage

5.39 x 3.05 (17'8" x 10'0")

Workshop/ Store

4.62 x 2.39 narr. 1.43 (15'1" x 7'10" narr. 4'8")

Good Off Road Parking

Well Tended Gardens To Front & Rear

