



16 LEADENGATE CLOSE, CROYDE

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Well Presented & Spacious 3 Bed Detached Bungalow

Summer Dyne, 16 Leadengate Close, Croyde, Braunton, EX33 1PT

Guide Price

£500,000

- Superbly Presented Holiday Home
- Modern Open Plan Design
- Ample Parking & Bike Garage
- 10 Month Occupancy
- Well Fitted Kitchen
- PVC D/G & Woodburner
- 3 Bedrooms
- Wet Room WC & Utility
- Very Rare Opportunity

Directions

From Braunton Village centre, turn left at the crossroads and lights, sign posted to Croyde. Stay on this road and continue into Croyde village. Proceed passing Croyde Bay Resort and then West Croyde on the left hand side. After approximately 100 yards, turn left into Leadengate Close, proceed down the road where 'Summer Dyne' number 16 will be found on your right hand side.

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for free!

Call 01271 814114

or email braunton@phillipsland.com

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Room list:

Lounge Kitchen Diner
7.62m x 4.45m max (25'0 x 14'7 max)

Inner Hall
3.61m x 0.97m (11'10 x 3'2)

Bedroom 1
4.34m x 2.51m max (14'3 x 8'3 max)

Bedroom 2
3.33m x 2.51m (10'11 x 8'3)

Bedroom 3
4.32m x 2.24m (14'2 x 7'4)

Shower Room
3.40m x 1.07m (11'2 x 3'6)

Rear Lobby Utility
3.30m x 1.88m (10'10 x 6'2)

Garage
3.00m x 2.97m (9'10 x 9'9)

Attic Store
3.28m x 2.97m (10'9 x 9'9)

Wet Room & WC

Ample Parking

Well Presented Home

Viewing Essential

Situation

Nestling nicely on the superb North Devon coastline and sandwiched between the other main beaches at Woolacombe, to the North, and Saunton Sands, to the South, sits Croyde Bay an Area Of Outstanding Natural Beauty and surrounded by stunning coastline. The South West Coast Path passes through and, just up the road, is Saunton Golf Club which boasts 2 Championship Links Courses.

Braunton is 5 miles away and connected by a regular bus service. This is considered one of the largest villages in the country and offers excellent facilities and amenities. There is a medical centre, a good choice of pubs, coffee shops, a Tesco super Store and the family run Cawthornes store. There are plenty of places to eat including the highly regarded Squires Fish & Chips and a Thai restaurant.

Barnstaple is the main North Devon town and is 9 miles away from Croyde. Here there are more social and leisure facilities including a new leisure centre, Scott's Cinema, ten pin bowling and The Queen's Theatre. There is covered shopping in the centre at Green Lanes and out of town shopping at Roundswell. There is access on to The North Devon Link Road which give quick access to M5 Motorway at junction 27. The Tarka Rail Line connects to Exeter in the south and this picks up a direct route to London.

All this means that every requirement is met for holiday makers who will want to come and enjoy either a relaxing or an entertaining, fun filled holiday. Therefore, this makes for an ideal investment opportunity which must be seen at the earliest time to avoid disappointment.

Overview

Phillips Smith & Dunn are delighted to offer to the market this modern and very well presented 3 bedroom detached holiday home. The property is situated within the popular and sought after Leadengate Close Cul-De-Sac and is surrounded by similar individual modern dwellings along with original timber style chalets. There is convenient access to Croyde Bay beach being just a short stroll from the property and is accessible via a footpath located at the bottom of the close.

Summer Dyne is a traditionally constructed property built around 2002 by the current occupiers and offers deceptively spacious and very well planned living accommodation. Benefiting from full PVC double glazing, partial electric heating along with a fine wood-burning stove that provides the primary heating source and provides a pleasing focal point to the room.

The property is considered ideal as a special holiday home 'bolt hole' retreat or alternatively as a sound investment opportunity which would generate a sound and steady income stream. Agents note: There is a 10 month holiday home restriction. Briefly the internal accommodation comprises entrance door leads into the open plan triple aspect 25' lounge kitchen diner, this lovely room is bright and spacious and has a well fitted modern kitchen stylishly finished with white matt door fronted units. There are ample working surfaces with inset sink unit, hob and oven below. An over size breakfast bar allows plenty of space to sit everybody around and provides extra preparation space if required. The wood burning stove stands proudly to the centre of the room on a semi circular slate hearth and is the primary heating source to the property. From the inner hall there is access to all bedrooms and to the shower room. Furthermore, there is a rear lobby with utility area with space and plumbing for washing machine, there is access to the rear yard, and access into the partial garage store. Stairs rise to a useful attic store with sky light.

Directly to the front of the property there is a private brick paved drive providing off road parking for vehicles. There is also an attached 3/4 length garage ideal for storing those essential items i.e surfboards, wet-suits, bucket and spades etc. A picket style palisade fence with established shrub provides privacy to the front garden having a small level lawn and place to site your deck chairs. An attractive palm tree stands to the front with side access that leads to the rear yard. This is also laid with brick paving maintaining continuity along with easy maintenance in mind, this area provides an additional space to site bistro set and enjoys a high degree of privacy.

Services

Mains electric, water & drainage.

Council Tax band

Band C

EPC Rating

Exempt

Tenure

Freehold

Viewings

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

