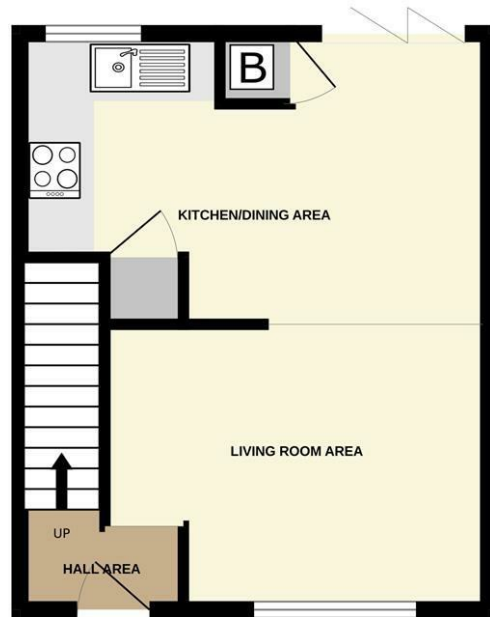
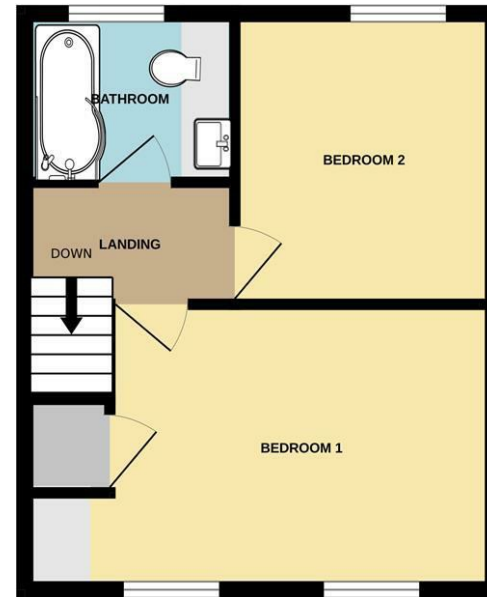


GROUND FLOOR
321 sq.ft. (29.8 sq.m.) approx.



1ST FLOOR
321 sq.ft. (29.8 sq.m.) approx.



TOTAL FLOOR AREA : 641 sq.ft. (59.6 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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Well Presented 2 Bedroom Terrace
5 Mowstead Park, Braunton, Devon, EX33 1BH

Fixed Asking Price

£269,950

- 2 Bedroom Modern Home
- PRICED TO SELL!!!!
- UPVc D/G & Gas Central Heating
- Open Plan Accommodation
- Well Fitted Kitchen & Bathroom
- Enclosed Rear Garden
- Garage en Bloc
- Quick Completion Available
- EPC: C

Looking to sell? Let us value your property for free!

Call 01271 814114

or email braunton@phillipsland.com

Directions

From Barnstaple proceed on the A361 to Braunton. Continue on to the very centre of the village at the crossroads and traffic lights turn left signposted to Croyde and Saunton. Continue along this road then take the last right turn just before Lobb Fields. Then, turn right into The fairway and follow the road down to the bottom and around to the left. Turn right into Mowstead Road. Mowstead Park is then on the right and the for sale board identifies the house.

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:

Hall Area

Living Area
3.92 x 3 (12'10" x 9'10")

Kitchen/ Dining Area
4.87 x 3.03 (15'11" x 9'11")

Landing

Bedroom 1
3.87 x 2.67 (12'8" x 8'9")

Bedroom 2
3.42 x 2.52 (11'2" x 8'3")

Bathroom
2.15 x 1.68 (7'0" x 5'6")

Enclosed Garden

Garage En Bloc

This is a very good opportunity to buy an easy to run 2 bedroom modern house in a popular residential location. The property offers a QUICK COMPLETION, therefore, we recommend a viewing as soon as possible.

The well presented rooms are bright and cheery with the benefit of uPVC double and gas central heating. There is an easy to use Nest thermostat system which also monitors the smoke/ Co2 detector. The ground floor is to an open plan design and has a very attractive herringbone parquet floor. You enter into an entrance hall area with the stairs to the first floor. The living room is well proportioned and opens into the dining area and kitchen. This is very well appointed with white fronted units which provide an excellent contrast to the parquet flooring. There is a built in electric hob, fridge oven and dishwasher. There is a useful cupboard providing good storage and power. The dining area has bi folding doors out to the rear garden and provides good light into the rooms and when fully open, this really brings the garden into the house. To the first floor are 2 double bedrooms and a good bathroom with white suite .

The front of the house overlooks an open green area, whilst the rear garden is a good size, enclosed and laid to lawn. It is child and pet friendly with decking immediately from the bi fold doors. There is a gate at the bottom of the garden which leads to a garage, en bloc, just a short distance away.

The property is of traditional cavity wall construction with attractive part rendered, part exposed brick elevations under a concrete, interlocking tiled roof. It will suit a young family, as a retirement home or, as a sound buy to let investment which would let very well.

The property stands in an extremely pleasant area to the west side of Braunton and forms part of the Saunton Park development. The house overlooks a central green around which there are similar style houses. There is the benefit of a bus stop close by. The Pixie Dell stores is easily accessible and ideal for those everyday necessities. Kingsacre school is only a few minutes walk and, of course, the village centre is also very easily accessed.

Being to the west of Braunton means that access to the sandy beaches at Croyde and Saunton is very convenient and Saunton also offers the renowned golf course with its 2 championship courses.

Braunton is considered one of the largest villages in the country and caters well for its inhabitants with an excellent range of amenities including primary and secondary schools, a medical centre, churches, public houses, restaurants and a good number of local shops and stores. There is a Tesco superstore and the family run Cawthorne's stores to the village centre. Braunton Burrows is only a few minutes drive away here there are many miles of superb walks ideal for exercising the dog.

Barnstaple, the regional centre of north Devon, is approximately 5 miles to the east and here a wider range of amenities can be found including covered shopping in the town at Green Lanes and out of town shopping at Roundswell. Further education is at Petroc College and social amenities include the brand new North Devon Leisure Centre, the Tarka Tennis Centre, Scott's Cinema and the Queens Theatre. There is access on to the North Devon link road which provides a convenient route to the M5 motorway at Junction 27. The Tarka rail line connects to Exeter in the south which then picks up the main London train to Paddington.

Services

All Mains Connected

Council Tax band

B

EPC Rating

C

Tenure

Freehold

Viewings

Strictly by appointment with
Phillips Smith & Dunn Braunton
Office on 01271 814114

