



TOTAL FLOOR AREA: 1164 sq.ft. (108.1 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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A Very Deceptive 3 Bedroom House
Cheyne Barton Lane, Branton, Devon, EX33 2AX

Asking Price

£439,950

- A Superb, Extended 3 Bed Semi
- Immaculate With Space & Light
- Very Convenient Location
- Spacious & Contemporary Rooms
- Garage & 2 Off Road Parking
- Internal Viewing Is Essential
- Porch & Hall, 2 Bathrooms
- South Facing Private Garden
- EPC: TBC

Directions
From Braunton village centre traffic lights, proceed towards Barnstaple on the Exeter Road, turning right into Barton Lane, opposite to Braunton Academy. Continue down Barton Lane turn right and follow road around to the left. Cheyne will be then be seen on the left set slightly back from the road.

Looking to sell? Let us value your property for free!
Call 01271 814114
or email branton@phillipsland.com

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Room list:

Entrance Porch

Entrance Hall

Sitting Room

3.56m x 3.56m (11'8" x 11'8")

Superb Open Plan Kitchen/ Dining & Living Room

10.05 x 4.49 max (32'11" x 14'8" max)

Ground Floor Sower Room

Bedroom 1

4.41m x 3.45m (14'5" x 11'3")

Bedroom 2

3.75m x 2.74m (12'3" x 8'11")

Bedroom 3

2.76m x 1.85m (9'0" x 6'0")

Family Bathroom

Detached Garage

4.30m x 2.78m (14'1" x 9'1")

2 Car Spaces

Private, South Facing Rear Garden

Only when you step foot into this wonderful property can you gauge the contemporary feel this very deceptively house offers. The present owner has thoughtfully extended the house which now offers tremendous space, light and airiness. This 1920's home has been brought right into the C21st and is sure to appeal to those looking for something a little different.

The property is in excellent order throughout and benefits Upvc double glazing and gas fired central heating. The entrance porch opens into the hall and then on into the very comfortable front room. Here, there is a bay window which affords the room extra depth and light. There are double doors which open into the superb, 10 metre long, open plan kitchen, dining and living room. This is a fabulous and spacious room, ideal for entertaining as it opens out onto the garden with a south facing deck. This is a lovely space to sit and enjoy an evening drink.

The kitchen area is nicely appointed with white, shaker style units. Concealed ceiling strip lighting adds an impressive touch and there are appliances including hob, double oven and dishwasher. This then opens into the dining area which has a large skylight which gives light from above. The living room has sliding patio doors which open out to the garden and provide even more light. There is a very useful ground floor shower room and under stairs store cupboard.

The first floor has an attractive split level landing and it is thought (sub pp) that there is potential to extend into the attic. There are 3 good size bedrooms, all of which have good open aspects and there is a family bathroom with a white, 3 piece suite.

To the front of the house there are 2 dedicated off road parking spaces and a garage. There is side pedestrian access to the rear garden. This is enclosed, south facing and offers a good degree of privacy. There is a lawn with flower beds and a good size raised deck.

Barton Lane is a very sought after residential location of differing style properties. It is very convenient to primary and secondary schools and the Tesco superstore. Braunton Village is thought to be one of the largest in the country and caters well for it's inhabitants. There is a level walk to the village centre and it's amenities which include, medical centre, dentists and vets, public houses, churches and a very good number of local shops, stores and restaurants.

The village is ideally situated for easy access to the north Devon coastline with it's choice of superb, sandy beaches at Saunton Sands, Croyde Bay, Putsborough Sands and Woolacombe. All are famed for their excellent surfing waters. Barnstaple, the principle town, is only 5 miles away and connected by a regular bus service. Here there is good covered shopping at Green Lanes in the centre, whilst there is out of town shopping at Roundswell. Other facilities include a brand new Leisure Centre, Tarka Tennis Centre and Queens Theatre. There is access on to the link road which connects to the M5 motorway at Junction 27, Tiverton. Tiverton Parkway railway station then connects to London, as does The Tarka Line to Exeter and then direct to London Paddington.

This really is a super home which is sure to appeal to those looking for something 'a cut above the rest!' Property of the quality and nature do not come to the market too often therefore, we recommend a full viewing at the earliest opportunity to avoid disappointment.

Services

All Mains Connected

Council Tax band

C

EPC Rating

TBC

Tenure

Freehold

Viewings

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

