



3 WESTMEAD CLOSE, BRAUNTON

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Well Presented 3 Bedroom End Terrace House

3 Westmead Close, Braunton, EX33 1NL

Guide Price

£329,950

- Splendid Family Home
- Gas Centrally Heated
- Double Glazed
- Open Plan Lounge Diner
- Kitchen
- 3 Bedrooms
- Large Family Bathroom
- EPC: Band C
- Viewing Essential

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or email braunton@phillipsland.com

Directions

From Barnstaple proceed on the A361 to Braunton. Continue into the centre of Braunton and turn left at the crossroads and traffic lights signposted to Croyde and Saunton. Continue along Caen Street passing Cawthornes and proceed up the hill passing The White Lion public house, continue along Saunton Road for approximately 300 yards and turn right into Westmead Close, upon entering the property will be found on your left hand side.

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Room list:

Entrance Hall

3.23m x 2.92m narrows to 1.75m (10'7 x 9'7 narrows to 5'9)

Shower Room

1.96m x 0.97m (6'5 x 3'2)

Sitting Room

3.96m x 3.58m (13'0 x 11'9)

Dining Area

2.87m x 2.67m (9'5 x 8'9)

Kitchen

3.76m max x 3.45m (12'4 max x 11'4)

First Floor

Landing

Bedroom 1

3.28m x 3.05m (10'9 x 10'0)

Bedroom 2

3.81m x 2.90m (12'6 x 9'6)

Bedroom 3

3.18m x 2.06m (10'5 x 6'9)

Bathroom

3.81m x 1.63m (12'6 x 5'4)

Workshop/Store

2.49m x 2.26m (8'2 x 7'5)

Splendid Family Home

Ideal First Time Purchase

Close To Village

Viewing Essential

Overview

This is an excellent opportunity to acquire an extremely well presented and much improved 3 bedroom end terrace house. The property is situated within a pleasant cul de sac position conveniently located within easy reach to the village centre and its excellent amenities. The property offers deceptively spacious accommodation which has been subject to modernisation and improvements and is found to be tastefully decorated both inside and out. The property benefits from gas fired central heating, fully PVC double glazed windows and has the advantage of solar PV panels to the East & West elevations therefore, making this a very economical home to run.

The agents consider the property lends itself to a good number of buyers to include those seeking a first time purchase or principle home, alternatively the property would make a splendid holiday home 'lock up and leave' bolt hole retreat, or would be of particular interest to those purchasers looking for a buy to let investment opportunity from which an excellent income stream can be generated.

Briefly the accommodation comprises entrance door under storm porch canopy leads into the entrance hall, with staircase rising to the first floor. There is a ground floor shower room with WC therefore ideal for larger families. The kitchen has a wide assortment of base and wall units having rolled top working surfaces with inset sink unit and gas hob with oven below. There is space and plumbing for a dishwasher and washing machine, useful pantry store cupboard. Furthermore, there is direct access that leads out into the enclosed courtyard. The lounge dine enjoys an open plan living configuration and has a wood burning stove that provides a fine focal point to the room. French doors lead into the enclosed sunny rear courtyard. Stairs rise to the first floor and landing serving all rooms. There are 3 bedrooms, bedroom 1 has a fitted wardrobe along with cupboard housing boiler feeding domestic central heating system. bedroom 2 is a further good size double room, bedroom 3 is a comfortable single room and overlooks the garden to the rear. Lastly, the family bathroom is extremely generous in size comprising of a white 3 piece modern suite with part tiled walls and has a useful store cupboard.

Outside

Directly to the front of the property is a flower border stocked with a wide variety of established plants and shrubs. The rear courtyard is fully enclosed therefore child and pet friendly and enjoys a sunny facing aspect enjoying plenty of sunshine late into the evening. The garden has been thoughtfully designed with easy maintenance in mind that requires the minimum of upkeep and fuss. Laid fully with Indian sandstone paving and brick sets. This sunny courtyard provides the perfect place to relax and unwind, and has a built in BBQ. Situated to one corner is a most useful workshop/store, having power and light connected. There are 2 timber gates that provide a useful means of access to the side and rear of the property.

The property is situated just off the Saunton Road, and so offers very easy access to the village centre, which is a few minutes walk away. Here there are a good number of amenities available including primary school, medical centre, newsagents, public houses, shops and Cawthorne's store to name but a few. Close by is also a Tesco store, Braunton Academy and independent coffee shops and restaurants. Being situated to the west side of Braunton on the Saunton Road means that access to the sandy beaches at Croyde and Saunton is within easy reach, being approximately 5 and 3 miles away, and there is also a regular bus service to the beach, with the bus stop again being very conveniently located. Barnstaple, the regional centre of north Devon is located is located approx 6 miles to the East. Here there a wide range of shopping, leisure and social amenities. There is access on to The North Devon Link Road which provides a convenient route to the M5 motorway at junction 27, whilst The Tarka Rail Line connects to Exeter in the South, which picks up the direct route to London.

Services

All mains connected

Council Tax

Band C

EPC Rating

Band C

Tenure

Freehold

Viewings

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

