



turners



Reed Cottage

Wrafton, Braunton, EX33 2DN

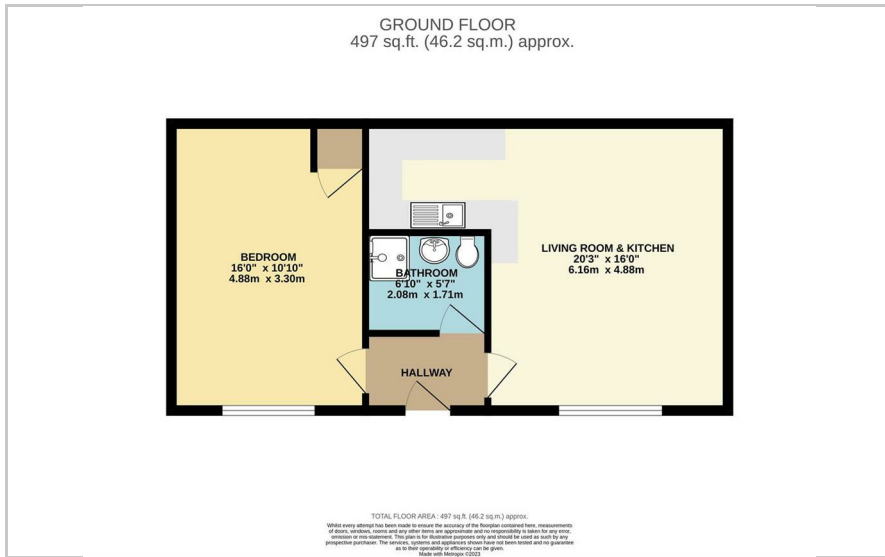
£200,000



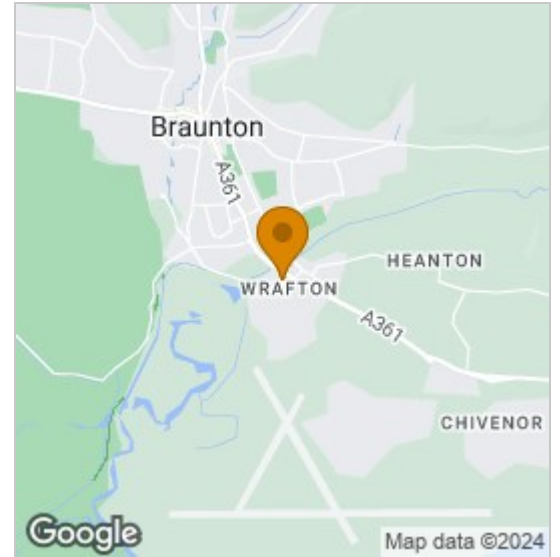
This is a unique opportunity to acquire a delightful and charming cottage tucked away on the outskirts of Braunton. This one bedroom bungalow offers a quaint and quiet setting. With open plan living, both the bedroom and living room over look the well manicured communal gardens, offering plenty of light to brighten the home. Recently updated thatched roof adding to this fairy-tale picturesque cottage. Cottage also has its own designated parking space and benefits from double glazing.



Floor Plans



Area Map



Branton is well known for its passionate community spirit and is rumoured to be the largest village in England with the famous stretch of Sands, Branton Burrows. The hustling village offers an abundance of activities and eateries, all locally run. For a change of scenery Exmoor National Park offers breath-taking rolling countryside, perfect for avid walkers.

Living room

Large window at the front of the property with views looking out over onto the garden, offering plenty of light into the living space.

Kitchen

This well designed open plan kitchen boasts numerous base and eye level units, with space for appropriate white goods.

Bedroom 16'0" x 10'9" (4.88 x 3.30)

A large double bedroom with front facing windows and laminate floors. the room provides ample space for a king size bed and all associated furnishings.

Bathroom

Tiled walls and flooring throughout . There is a good sized shower room fitted with a large walk in shower cubicle, porcelain basin, toilet and wall mounted towel radiator.

Outside

The cottage benefits from a designated off road parking space in a private car park. The front of the property overlooks a well groomed garden and pond with a wide variety of colourful shrubbery that provides a haven for butterflies and wildlife.

Agents Notes

We have been informed by the vendor that electric, water and drainage are all mains connected.

To comply with the property mis-descriptions act we must inform all prospective purchasers that the measurements are taken by an electronic tape measure and are provided as a guide only. We have not tested any mains services, electric appliances or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase.

Directions

From our office in Caen Street, head easterly until you arrive at the traffic lights. Turn right on to the A361 and continue straight. Continue straight over the island along the A361. Turn right onto Wrafton road and continue straight. Just past the cottages on the left there is a turning. Turn left and continue into the car park.

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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| | | 52 | 65 |
| England & Wales | | EU Directive 2002/91/EC | |