



# turners



## South Lea Close

Braunton, EX33 2HW

Asking Price £400,000





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Situated in a highly desirable residential area within walking distance of the village, this property features three bedrooms, two of which are generously sized doubles. The living room is spacious and offers the potential to create an open-plan layout with the kitchen. Additional features include a practical boot room, garage, driveway and a sun room. The front and rear gardens are impeccably maintained and vibrant with colour. Other benefits include gas central heating and double glazing throughout.

Braunton is well known for its passionate community spirit and is rumored to be the largest village in England with the famous stretch of Sands, Braunton Burrows. The hustling village offers an abundance of activities and eateries, all locally run.

North Devon has a wealth of simply stunning golden sand beaches and has long been a mecca for British surfers. The area has recently been declared a 'world surfing reserve', one of just 12 places on the planet along with the Australia's Golden Coast and Malibu in California. For a change of scenery Exmoor National Park offers breathtaking rolling countryside, perfect for avid walkers.

## Porch

4'1" x 6'9" (1.27 x 2.07)

A well-lit porch, ideal for storing shoes and coats before entering the main house.

## Kitchen

13'8" x 15'10" (4.18 x 4.84)

This deceptively spacious kitchen provides a bright and airy atmosphere. Featuring pale blue shiplap panelling along the walls and vinyl flooring, it creates an open and inviting environment. There are ample base and eye-level units, with sufficient space for all necessary white goods. This kitchen also accommodates a dining room table and chairs without compromising the space.

## Living Room

18'5" x 12'10" (5.63 x 3.92)

A spacious front-facing living room with two large windows floods the space with natural light. The room's generous size offers versatility, allowing you to customise it to your liking, whether by adding a dining table and chairs or creating an additional reading nook in the corner. This room really lends itself to being the heart of the home.

## Bedroom One

13'4" x 9'7" (4.08 x 2.93)

The largest of the three bedrooms, this rear-facing room overlooks the stunning backyard. It has ample space to accommodate a king-size bed and other bedroom furnishings. Additionally, it features built-in wardrobes and overhead storage.

## Bedroom Two

8'3" x 11'10" (2.53 x 3.62)

A rear-facing double bedroom currently furnished with a double bed, wardrobe, and chest of drawers.

## Bedroom Three

7'10" x 8'5" (2.39 x 2.58)

A single bedroom that would be ideal as a child's room or a home office.

## Bathroom

4'4" x 8'6" (1.34 x 2.61)

While this bathroom could benefit from some modern updates, it currently includes a bath with an overhead shower, a toilet, a basin with under-storage, and decorative tiled walls from floor to ceiling.

### Sun Room

11'3" x 4'3" (3.44 x 1.31)

A delightful addition, this rear facing conservatory is a beautiful area to enjoy the sights and sounds of the garden from inside.

### Boot Room

5'8" x 4'5" (1.74 x 1.35)

A practical boot room located at the rear of the property, ideal for storing outdoor attire and garden tools.

### Garage

16'11" x 8'7" (5.16 x 2.62)

An excellent area for storage of sports equipment and other items, or it can function as a traditional garage for car storage, with access from the house.

### Outside

The front garden creates a picturesque scene. Its vibrant colour and even texture suggest careful attention and regular upkeep. In the middle of this lawn is a decorative raised area. Surrounding the lawn, a border of beautiful plants and bushes creates a rich, verdant frame. To one side of the garden, a smooth, well-maintained driveway leads up to the house. The driveway's surface is clean and even, ensuring ease of access while adding to the garden's overall tidy appearance. This front garden seamlessly blends practicality with beauty, offering a welcoming and serene outdoor space.

The rear garden possesses a private and sunny aspect space comprising of a stone paved patio area providing plenty of room for outdoor dining, a well maintained lawn with an

array of colours from the different variety of beautifully planted flowers and a step into tranquillity with a low maintenance stone chippings garden with additional shrubs, bushes and soothing water feature.

### Directions

From our office, continue along Caen Street in westerley direction. At the traffic lights turn right onto Exeter Road. Take the first left onto Heaton Street and continue straight before turning left onto Wrafton Road where you will immediately come to a small roundabout. Take the second exit onto Lower Park Road and proceed along this road until turning right onto Barnfield Close. Turn left onto South Lea then and the next right onto South Lea Close where the property can be found on your left hand side.

### Agents Notes

We have been informed by the vendor that gas, 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, gas or electric appliances or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase.



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan



## Viewing

Please contact our Turners Property Centre - Braunton Office on 01271 815651 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## Energy Efficiency Graph

