



turners



Great Field Gardens

Braunton, EX33 1SA

Asking Price £279,950



30 Great Field Gardens

Braunton, EX33 1SA

Asking Price £279,950



Turners are delighted to bring to market this immaculately presented, two double bedroom terraced house that has been finished to the highest of standards. Great Field Gardens is a highly sought after over 55's development located in the heart of the village offering easy access to all local amenities. The property has a lovely, low maintenance, private rear garden, off road parking, and additional communal gardens that can be used and enjoyed. Other benefits include gas central heating and UPVC 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.

Hallway

8'9" x 3'1" (2.67 x 0.96)

A welcoming entrance hall with beautiful ornate tiled flooring and a large useful storage cupboard.

Kitchen

8'6" x 6'3" (2.61 x 1.91)

A front aspect contemporary kitchen finished to an extremely high standard and comprising of; modern base and eye level units, inset sink, stylish quartz work top and ornate tiled flooring. The room has been cleverly designed to maximise the space and boasts integrated AEG appliances; double oven, induction hob, extractor hood, fridge/freezer, washer/dryer and a Zanussi dishwasher.

WC

5'10" x 2'9" (1.78 x 0.85)

A light and airy ground floor WC that comprises of a toilet and wash basin.

Living Room

12'7" x 12'11" (3.84 x 3.94)

An immaculately finished rear aspect living space with stylish wooden flooring throughout and direct access to a private rear garden. The open staircase creates even more space making this room the heartbeat of the property.

Landing

A carpeted landing giving direct access to all rooms on the first floor.

Bedroom One

11'8" x 9'8" (3.57 x 2.96)

A delightful rear aspect double room with a generously sized walk in wardrobe complete with sensor lights and ample space for a king size bed and all other associated bedroom furnishings.

Bedroom Two

9'11" x 6'7" (3.03 x 2.02)

A good size front facing double bedroom with quality carpets and furnishings.

Bathroom

6'1" x 6'0" (1.87 x 1.84)

A well designed bathroom finished to the same high standards in keeping with the rest of the property, with floor to ceiling tiles, a large walk in shower, low level WC, hand wash basin and wall mounted towel rack.

Outside

A low maintenance private enclosed rear garden is the perfect spot for entertaining in the summer months, like the house itself, no expense has been spared on the garden, with stylish flag ship slate flooring and a white stone border.

To the front of the property is a low maintenance stoned garden.

Great Field Gardens also has pockets of communal gardens that can be used and enjoyed by all residents.

Agents Notes

We have been informed by the vendor of the following:

The property is Freehold

The property is on a strictly over 55's complex.

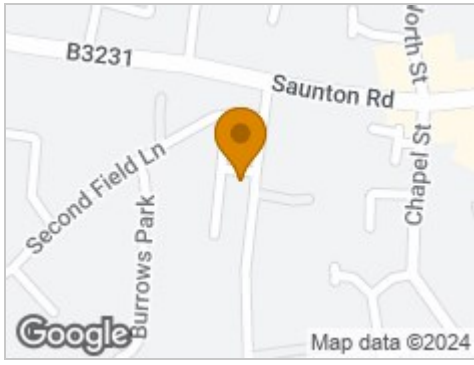
Gas, electric, water and drainage are all mains connected.

Directions

From our office in Caen Street, proceed a short distance in a westerly direction before turning left onto Field Lane. Once on Field Lane take the second right hand turn into Great Field Gardens before following the road round to the left. Number 30 can be found on your right.



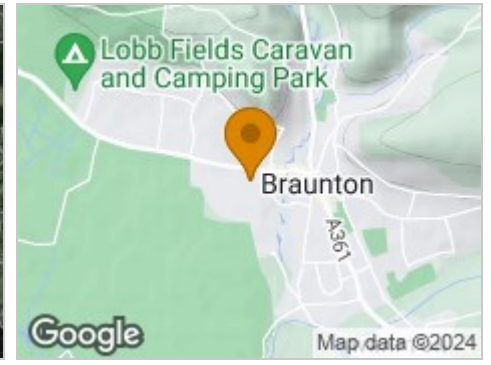
Road Map



Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Turners Property Centre 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.

4 Cedar House, Caen Street, Braunton, Devon, EX33 1AH
Tel: 01271 815651 Email: sales@turnerspropertycentre.co.uk
<https://www.turnerspropertycentre.co.uk>

Energy Efficiency Graph

