



turners



Homer Road

Braunton, EX33 1DS

£299,950



9 Homer Road

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A spacious three bedroom terraced house on the popular Saunton Park with front and rear gardens and a separate garage. The property has been newly redecorated and carpeted throughout and would make an ideal family home at a reasonable price. Centrally located close to the village centre and on route to the beautiful Saunton Beach this property ticks all the boxes. Other benefits include gas central heating and double glazing.

Braunton is well known for its passionate community spirit and is rumoured to be the largest village in England with the famous stretch of Braunton Burrows. The hustling village offers an abundance of activities and eateries, most 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 breath taking rolling countryside, perfect for avid walkers.

Hallway

12'5" x 5'10" (3.79 x 1.78)

A freshly painted bright white hallway with new carpeting that flows seamlessly from the downstairs area up to the first floor. The space beneath the stairs offers practical storage options.

Living Room

13'7" x 11'10" (4.15 x 3.61)

Like the rest of the house, this room has been newly decorated and carpeted. It is a spacious area perfect for a growing family and with views overlooking the front garden.

Kitchen

8'5" x 10'3" (2.59 x 3.14)

A rear aspect kitchen featuring an abundance of wooden base and wall-mounted cabinets, with space for necessary white goods. The kitchen is finished with tiled flooring and partially tiled walls and gives direct access to back garden.

Dining Room

7'0" x 7'4" (2.14 x 2.24)

Adjacent to the kitchen, this room serves as an ideal space for family dining.

Landing

6'2" x 6'10" (1.90 x 2.10)

Light and airy landing space giving access to all three bedrooms and the bathroom.

Bedroom One

12'4" x 10'2" (3.78 x 3.11)

A spacious front facing bedroom with distant views of the hills. This room features built-in storage and can accommodate a king-size bed along with other bedroom furnishings.

Bedroom Two

8'10" x 10'10" (2.70 x 3.31)

A rear-facing double bedroom with newly painted white walls and new grey carpeting.

Bedroom Three

9'0" x 4'5" (2.75 x 1.37)

A front-facing room with convenient built-in storage, perfect for use as a home office or a child's bedroom.

Bathroom

5'6" x 6'11" (1.68 x 2.11)

This bathroom could benefit from modernization but currently includes a toilet, basin, and a bath with an overhead electric shower. It also features a storage cupboard.

Outside

To the front of the property is a low maintenance garden laid to stone and bordered by mature shrubs.

The rear garden enjoys a sunny southerly aspect and features a decked area, perfect for relaxing on long summer evenings. A gate at the back provides convenient access to the garage.

Garage

A single garage separate from the property, located behind the terrace of houses.

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.

Directions

From our office head in a westerly direction along Saunton Road before turning right on to Dune View. At the end of the road turn left onto Homer Road and the property can be found on the left hand side.



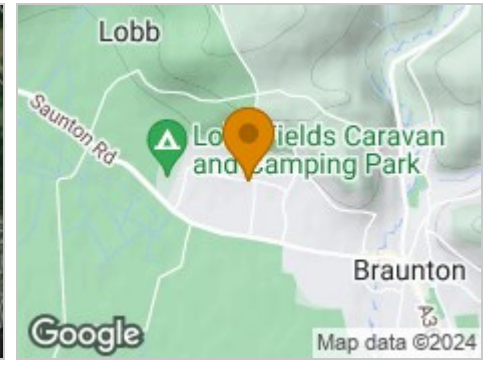
Road Map



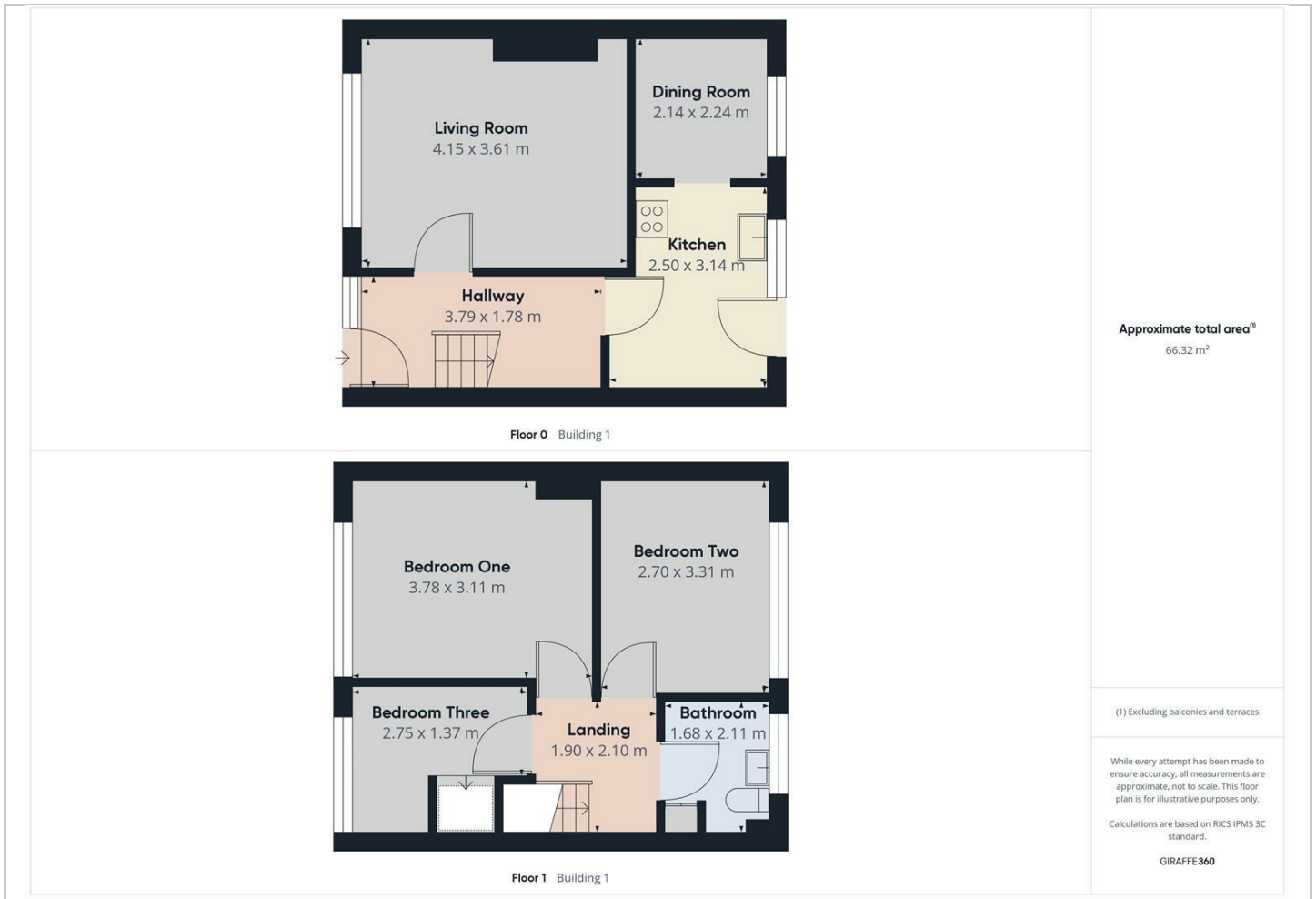
Hybrid Map



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

