



# turners



## Ora Stone Park

Croyde, Braunton, EX33 1PZ

£475,000



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A link detached two bedroom house situated located in a quiet cul-de-sac, just a stones throw from the famous Croyde beach. The house offers great potential as a family home despite needing modernisation. Both bedrooms offer space for a double bed as well as a large kitchen/diner. The rear garden would make a perfect spot for long summer evening and requires minimal up keep. Other benefits include a garage and driveway.

Croyde is known as the surfing capital of North Devon with great family facilities and a vibrant, friendly atmosphere, the pretty village is one of North Devon's most renowned seaside locations. It has all the local amenities you need as well as many fantastic bars and restaurants. With its beautiful scenery and vibrant village feel, Croyde Bay is a wonderful place if you're interested in watersports and coastal exploring. The beach, which is an impressive feature, forms the middle section of a trio of beautiful sandy beaches and is flanked by those at Saunton Sands and Woolacombe Sands, both of which are popular with surfers and families and regularly top polls of Britain's best beaches. For a change of scenery the nearby Exmoor National Park offers breath taking rolling countryside, perfect for avid walkers.

## Living Room

10'9" x 14'6" (3.28 x 4.42)

As you step into the property, you're welcomed by a front-facing living room. This space is centred around a fireplace and features convenient under-stair storage. The living room effortlessly flows into the kitchen, creating a seamless transition between the two areas.

## Kitchen

8'9" x 14'5" (2.67 x 4.40)

The kitchen offers ample base and eye-level units, along with space for essential white goods. A back door provides direct access to the rear garden, and there is also room for a family dining table.

## Landing

2'11" x 6'2" (0.91 x 1.88)

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

## Bedroom One

10'4" x 11'1" (3.17 x 3.38)

A front-facing bedroom that comfortably accommodates a king-size bed and features convenient built-in storage. The room is spacious enough to allow for additional bedroom furnishings.



### Bedroom Two

9'4" x 8'1" (2.87 x 2.47)

A rear-facing bedroom with ample space for a double bed and other furnishings.

### Bathroom

6'2"x.623'4" (1.89x.190)

The bathroom, while in need of modernization, is equipped with a bath, overhead shower, toilet, and basin.

### Garage

A valuable addition to the property, this garage can accommodate a car or be used for storing household items.

### Outside

At the front of the house, you'll find distant views of the hills, there is a driveway for parking and additional off-road space, along with a single-car garage.

A peaceful rear garden that is low-maintenance and perfect for outdoor dining during the summer months.

### 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, 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 on Caen Street head West along Saunton Road. Continue around the coast heading down into Croyde. Turn right into Ora Stone Park where the property can be found on the left hand side.



- A spacious two bedroom link detached house
- A minute walk from the famous Croyde beach
- A single car garage, driveway and off road parking
- A low maintenance rear garden
- Situated in a quiet cul-de-sac close to the bay
- No onward chain



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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

Energy Efficiency Graph

