



## Locks Close

Braunton, EX33 2HA

Asking Price £325,000





# 6 Locks Close

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While this home could benefit from some minor modern upgrades, it could make the perfect home, offering three bedrooms, including two generous doubles. The bright and spacious living room is perfect for relaxing, and the large kitchen is ideal for a growing modern family. Additional features include a downstairs WC, garage, and driveway. The low-maintenance rear patio is a great suntrap in the afternoons. The property also benefits from gas central heating and double glazing throughout.

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.

## Entry

3'2" x 1'4" (0.98 x 0.41)

A compact entryway with an additional door leading into the hallway of the property.

## Hallway

6'7" x 6'3" (2.01 x 1.91)

A carpeted hallway offering access to all rooms on this floor.

## Living Room

11'10" x 19'5" (3.62 x 5.93)

The living area is bright and airy, featuring double-aspect windows that fill the space with natural light. With ample room for multiple sofas and a family-sized dining table, it offers a welcoming and versatile setting for relaxation and entertaining.

## Kitchen

9'3" x 17'1" (2.84 x 5.22)

This spacious kitchen features double-aspect windows and direct access to the rear garden, making it bright and airy. With ample base and eye-level units and space for essential appliances, it offers the perfect opportunity to customise and make it your own.

## WC

2'5" x 5'9" (0.75 x 1.77)

A convenient downstairs WC.

## Landing

11'6" x 2'9" (3.51 x 0.84)

A long hallway provides access to all three bedrooms and the bathroom.

### Bedroom One

11'7" x 9'6" (3.54 x 2.92)

A generously sized bedroom featuring a large rear-facing double-glazed window, creating a warm and bright ambiance. With ample space for a king-size bed and additional furnishings, it also benefits from a built-in double wardrobe.

### Bedroom Two

9'7" x 10'5" (2.94 x 3.20)

This bedroom features a front-facing double-glazed window offering ample light into the space and ample space for a double bedroom and additional furnishings.

### Bedroom Three

8'0" x 9'6" (2.45 x 2.90)

A third bedroom, perfect as a children's room or home office. Currently furnished with twin beds and a wardrobe, it offers versatile potential to suit your needs.

### Bathroom

5'4" x 7'3" (1.64 x 2.23)

A floor to ceiling bathroom suite featuring a bath with an overhead electric shower, along with a toilet and basin, complemented by a floating cupboard.

### Garage

A single-car garage, ideal for storing extra household items or outdoor equipment.

### Outside

At the front of the property, you'll find a small garden area and a parking space.

The low-maintenance rear garden is a suntrap in the afternoon, offering the perfect spot to relax. It features a border of flower beds and convenient access to the garage.

### 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, continue along Caen Street in Westerly direction. At the traffic lights turn right onto Exeter Road. Take the first left onto Heanton Street drive to the end of the street and turn right into Locks Close. Number 6 can be found on the right 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

