



turners



3 Abbots Hill

Braunton, EX33 2ED

£222,500



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A charming 16th-century mid-terraced cottage situated within walking distance of the village. The property features a spacious living room and two double bedrooms. While in need of modernisation, it presents an excellent opportunity for buyers to personalize and renovate to their taste. The rear garden includes a top-tier courtyard, offering uninterrupted views of the village.

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

3'9" x 3'2" (1.16 x 0.98)

A useful place to take off shoes and coats.

Hallway

11'3" x 3'3" (3.44 x 1.00)

An inner hallway leading to the living room.

Cupboard

A storage cupboard located under the stairs, perfect for storing additional household items.

Living/Dining Room

22'10" x 11'6" (6.96 x 3.51)

A spacious, dual aspect room with windows either side and an abundance of potential. Comprising of; an open fire place and attractive period wooden doors leading to the kitchen and upper landing.

Kitchen

7'4" x 9'11" (2.25 x 3.03)

A light airy kitchen with Velux window that would benefit from refurbishment with views of the rear courtyard.

Landing

3'1" x 7'1" (0.95 x 2.17)

A staircase with half leading, leading to both bedrooms and bathroom.

Bedroom One

12'0" x 12'0" (3.67 x 3.68)

A front facing, bright and spacious room with recently fitted carpet and part glazed period door that has ample space for a king size bed and other bedroom furnishings.

Bedroom Two

10'7" x 9'5" (3.25 x 2.89)

A double bedroom overlooking the rear garden, currently furnished with twin beds but easily accommodating a double bed.

Bathroom

5'8" x 8'5" (1.74 x 2.57)

A recently renovated shower room comprising of a floating vanity unit with storage under, faux marble paneling and modern black finishing's.

Storage Room

6'3" x 3'5" (1.91 x 1.05)

A walk in storage room which would make an ideal linen cupboard

Outside

A rear courtyard leading to an elevated garden offering uninterrupted views of the village.

Directions

From our office, head east along Caen Street. At the lights turn right onto Exeter Road. Take the first left and continue along Heanton Street. At the end of the

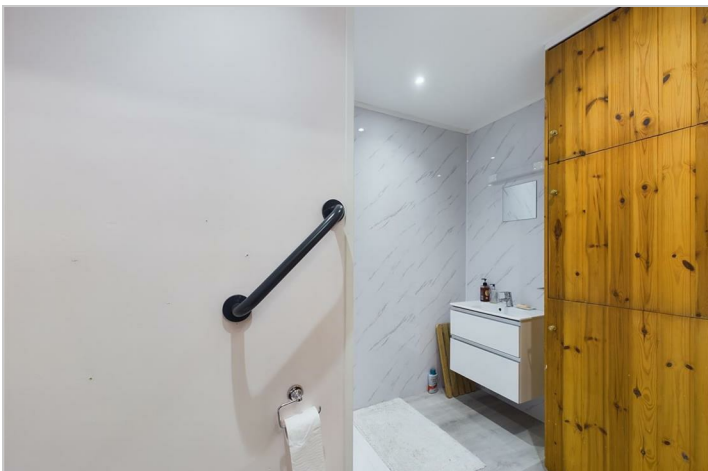
road turn left and take the first exit at the round about before proceeding along Hills View. The property can be found on your right hand side at the end of the road.

Agents Notes

We have been informed by the vendor that gas, electric, water and drainage are all mains connected.

To comply with the property Misdescriptions 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 - Branton 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, Branton, EX33 1AH
Tel: 01271 815651 Email: sales@turnerspropertycentre.co.uk
<https://www.turnerspropertycentre.co.uk>

Energy Efficiency Graph

