



turners



Abbotts Hill

Braunton, EX33 2ED

Offers Over £150,000



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Property Description

Available with no onward chain is this 16th-century mid-terraced cottage is located within walking distance of the village centre and offers excellent potential for renovation. The property includes a spacious lounge/diner with feature open fireplace and an extension which house the well-proportioned kitchen. The first floor offers two double bedrooms which have had some modernisation but still allow the new owner room for modernisation, both are accompanied by a modern walk-in shower suite. The rear garden features a courtyard with stepped access to an elevated garden which has uninterrupted views over the village, and offers a blank canvas for any purchaser.

Location

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.

Agent Notes

Spray Foam insulation can be found in the roof space

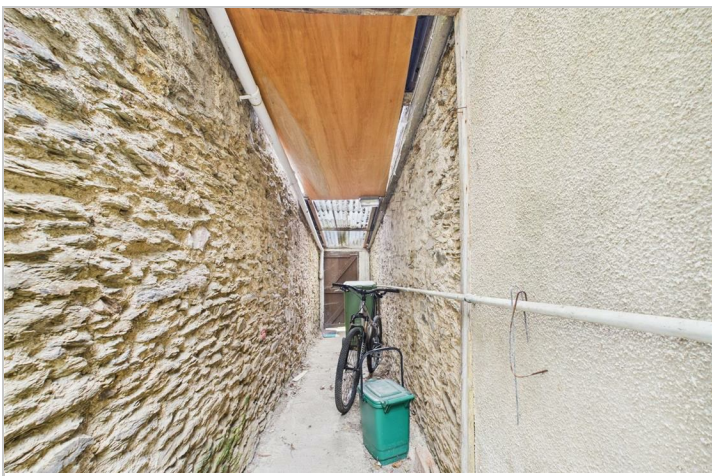
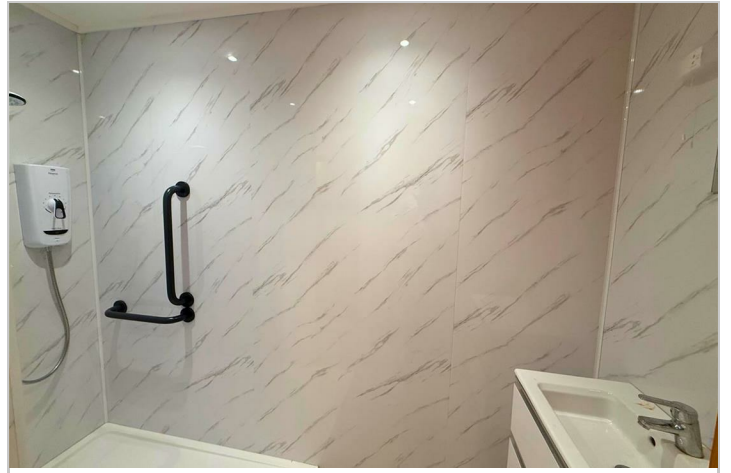
The property has a small flying freehold above the entrance hall. Please call to discuss if you have any further questions.

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.

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.



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

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Energy Efficiency Graph

