



# turners



## Cross Farm, Chapel Street

Braunton, EX33 1FD

Asking Price £415,000



# 12 Cross Farm, Chapel Street

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A beautifully presented three bedroom, three bathroom terraced house situated in a quaint and sought after development in the heart of Braunton Village. The property is currently being utilised as a successful holiday let, but would also make a perfect family home. Cross Farm offers a tranquil setting located just off Chapel Street and number 12 comes with an allocated parking space, as well as additional visitor spaces. The property boasts spacious rooms, modern decor and a delightful south facing rear garden, perfect for enjoying those long summer evenings. Other significant benefits include; double glazing throughout and gas fueled under floor heating on the ground floor.

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.

## Hallway

14'3" x 3'1" (4.36 x 0.95)

A bright and airy entrance hall with tile flooring offer instant access to all rooms on this level.

## Living Room

13'8" x 15'3" (4.18 x 4.67)

A large south facing living room with large French doors allowing an abundance of natural light to fill the space. The room is expansive and has easy to clean tiled flooring yet still maintains a feeling of comfort and cosiness.

## Kitchen/Dining Room

14'0" x 8'1" (4.28 x 2.47)

An open plan front aspect room with a sizeable dining area and a well equipped kitchen comprising of base and eye level units, roll edge worktops, inset stainless sink and drainer, built in oven and hob and space for American style fridge/freezer, washing machine and dishwasher. The kitchen/diner has a continuation of the stylish low

maintenance tiled flooring and provides a great family space.

## WC

5'11" x 3'1" (1.82 x 0.95)

Located on the ground floor, this WC comprises of a toilet, basin and towel hooks.

## Landing

10'8" x 3'0" (3.27 x 0.93)

A spacious landing offering immediate access to all three bedrooms and the family bathroom.

## Bedroom One

10'5" x 12'7" (3.19 x 3.86)

A large rear aspect room, carpeted throughout and providing ample room to comfortably fit a king size bed along with all other associated furnishings. The primary bedroom of the house also comes with its own en-suite shower room.

### En-Suite

7'9" x 2'8" (2.37 x 0.83)

A well presented en-suite with tiled floors and partly tiled walls comprising of; a walk in shower, toilet and wash basin.

### Bedroom Two

11'3" x 8'2" (3.45 x 2.50)

A large front aspect double room, currently fitted with twin beds and other associated furnishings.

### Bedroom Three

6'0" x 6'6" (1.84 x 2.00)

This front aspect room is the smallest of the three bedrooms but still generous in size and would make a perfect child's bedroom or home office.

### Bathroom

5'6" x 8'1" (1.70 x 2.47)

A good size family bathroom with modern three piece suite comprising of; an enclosed bath with mixer shower above, toilet, pedestal wash basin and wall mounted radiator.

### Garden

The south facing rear garden is fully enclosed and low maintenance, making it the perfect spot for entertaining in the summer months as well as for more practical tasks like drying washing. It is laid with flagstone paving slabs with a stone border and finished with some mature shrubbery and planters with built in seating.

### Directions

From our office in Braunton, head in a Westerly direction along Caen Street for 130 yards. Turn left onto Chapel Street and proceed to turn right into Cross Farm. On entering Cross Farm, the allocated parking and the property itself are to the left handside.

### Agents Notes

The property comes with an allocated parking space as well as occasional visitor spaces.

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.



- A three bedroom, three bathroom terraced house
- Located in a quiet development in the heart of the village
- Currently utilised as a successful holiday let
- Allocated off road parking space as well as visitor parking
- Low maintenance south facing rear garden
- Gas central heating and double glazing throughout



## 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

