



6 Broadgate Close



6 Broadgate Close

Braunton, Devon EX33 2EX

Village amenities & Tarka Trail close by. Saunton Beach & Golf Course 10 minutes by car.

A deceptively spacious village residence a short level distance into the village, with garden, off street parking and garage.

- Quiet yet Convenient Village Location
- Generous Living Space
- Kitchen/Breakfast Room
- Sitting Room, En-Suite Main Bedroom
- 2 Further Bedrooms, Family Bathroom
- Front and Rear Gardens
- Parking and Garage
- No Onward Chain
- Freehold
- Council Tax Band D

Guide Price £545,000

SITUATION

The property enjoys an excellent central location within the village and occupies a prominent raised plot at the end of a cul-de-sac. The centre of Braunton is only a short walk away with amenities including medical centre, number of local shops and stores, whilst also accessible is Tesco, primary and secondary schooling, public houses, Churches and the Tarka Trail. Braunton is considered one of the largest villages in England and situated 5 miles from the sandy beaches at Saunton (also with championship golf course) and Croyde just beyond. In April 2022 North Devon became the first place in the UK to be selected as a World Surfing Reserve (WSR). It joins a list that includes Malibu and Santa Cruz in California, and the Gold Coast and Manly in Australia. Barnstaple, the Regional Centre of North Devon, is approximately 6 miles and offers the area's main business, commercial, leisure and shopping venues as well as District Hospital and live theatre. At Barnstaple there is access to the North Devon link road leading on, in about 45 minutes or so, to Junction 27 of the M5 Motorway and where Tiverton Parkway offers a fast service of trains to London Paddington in just over 2 hours. Exmoor National park is also easily accessible. The nearest international airports are at Bristol and Exeter.



DESCRIPTION

6 Broadgate Close comprises a larger than expected detached, single storey village residence, which presents elevations of painted render, double glazing and cladding, under a tiled roof. This bright and airy accommodation has high ceilings and functional layout with living space to one end and bedrooms to the other. A large loft space that provides extra storage space, has potential to extend and increase the internal square footage considerably (subject to the usual planning consents). Externally there are front and rear gardens, off street parking and garage.

Internal viewing essential!

ACCOMMODATION

Storm canopy with UPVC door through to spacious ENTRANCE HALL with radiator, carpet and coat storage. Double doors leading through to the SITTING/DINING ROOM a large dual aspect room with windows to front and side, feature gas fireplace with attractive surround, radiator and carpet, door through to EAT-IN KITCHEN which is shaker style with ample work surface, storage above and below, 1 ½ bowl porcelain sink, integrated fridge freezer, dishwasher and space for a freestanding cooker with fitted extractor fan above, further space for washing machine, tiled flooring, radiator and pantry cupboard, window to side and double doors opening to the rear garden. HALLWAY with loft hatch with drop down ladder access, insulated loft space with some of the rafters already altered, making it easier to extend the living area. Airing cupboard housing wall mounted gas boiler. BEDROOM 1 a large double room with window to front and elevations with village views, fitted wardrobe and door to EN-SUITE SHOWER ROOM with opaque window to rear elevation, walk in mains fed shower, hand wash basin, fitted into a large storage unit with vanity mirror, low level WC, fully tiled walls, laminate flooring and chrome heated towel rail. BEDROOM 2 large window to front elevation, fitted wardrobe, radiator and carpet. BEDROOM 3 with window to rear elevation, fitted wardrobe, radiator and carpet. FAMILY BATHROOM with opaque window to rear elevation, panel bath with shower attachment over, low level WC, stylish hand wash basin set into a vanity unit, heated chrome towel rail, tiled walls and floor.

OUTSIDE

There is access from both sides of the property. At the front of the house there is an attractive stone wall, paved steps up to the front door, but mainly laid to lawn. Off street parking for two, which is brick paved. SINGLE GARAGE with window to rear elevation and up-an-over door. The REAR GARDEN is mainly laid to lawn with paving, leading to the sides.

SERVICES

All mains connected. According to Ofcom; Ultrafast internet services are available and mobile service is available inside the property with EE, Three, O2 and Vodafone.

DIRECTIONS

Entering Braunton from Barnstaple, continue through the middle of the village in the Ilfracombe direction, approximately 250 metres after the main traffic lights, Broadgate Close can be found on the right hand side, with number 6 at the end of the cul-de-sac on the right hand side.

What3words ///universes.neatly.aside



These particulars are a guide only and should not be relied upon for any purpose.



Approximate Area = 1145 sq ft / 106.3 sq m
 Garage = 131 sq ft / 12.1 sq m
 Total = 1276 sq ft / 118.4 sq m
 For identification only - Not to scale

Ground Floor

Garage Not In Actual Position

RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Stags. REF: 1075587



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

30 Boutport Street, Barnstaple,
 Devon, EX31 1RP

barnstaple@stags.co.uk

01271 322833