



4 Palmers Close



STAGS

4 Palmers Close

Braunton, Devon, EX33 2DU

Braunton village centre walking distance.

Saunton/Croyde/Putsborough/Woolacombe within easy reach

A well presented, modern residence, in the centre of a sought after North Devon village

- Spacious accommodation
- Kitchen/Dining Room
- Store Room, 4 Bedrooms
- West Facing Garden
- Freehold
- Entrance Hall, Cloakroom
- Sitting Room, Utility Room
- 1 Ensuite, Family Bathroom
- Off Street Parking
- Council Tax Band D

Guide Price £450,000

SITUATION & AMENITIES

4 Palmers Close is set in a popular cul-de-sac, within walking distance of Braunton village centre. Braunton is considered to be one of the largest villages in England and offers a good range of shopping facilities and amenities providing for day to day needs as well as a Tesco supermarket and both primary and secondary schools. The village is also ideally placed for easy access to the safe, sandy, surfing beaches at Croyde, Saunton and Woolacombe Bay which are approximately 5 miles to the west. Barnstaple, the regional centre, is approximately 6 miles to the south east and houses the areas main business, commercial, leisure and shopping venues. Live theatres are accessible at Barnstaple and Ilfracombe, whilst other sporting and leisure pursuits are close at hand including golf at Landkey, Ilfracombe, Saunton and Westward Ho!. Fishing and boating can be enjoyed on the Rivers Taw & Torridge. Exmoor is within easy reach to the north east and there is access at Barnstaple to the North Devon Link Road leading through to Junction 27 of the M5 whilst Barnstaple railhead provides a link to the National Railway System as well as to Exeter. Tiverton Parkway is about an hour by car from where London, Paddington can be reached in a further 2 hours.

DESCRIPTION

This link-detached family residence presents elevations of painted render and double glazing under a tile roof. The property which was built circa 1980, has been extended and modernised in recent years. The versatile accommodation is well presented and and as a result, the property could be an ideal family home or rental investment.



ACCOMMODATION

GROUND FLOOR

UPVC part glazed door with lead lining opening to ENTRANCE PORCH and HALL with stairs to the first floor, door to CLOAKROOM with opaque window to side, hand wash basin, radiator, low level wc. Off HALL an archway leads to the KITCHEN/DINING ROOM. This beautifully presented room has space for a large American style fridge/freezer, with a 5-ring gas range with electric oven below and extractor above, ample worksurface with storage above and below, breakfast bar, porcelain sink, radiator, window to front and skylight. Glass door through to large SITTING ROOM – an 'L' shaped room with storage cupboard understairs, window to rear elevation, a sliding door and also a double door opening to the rear garden, gas fire with granite surround, carpet, radiator. Door through to UTILITY ROOM which has plumbing for washing machine, space for a tumble dryer and further utilities, storage above, opaque glass door through to small STORAGE AREA with up-and-over door, which can be accessed via the front of the house.

FIRST FLOOR

Landing – a large space with loft hatch, AIRING CUPBOARD with shelves and hot water tank, door to MAIN BEDROOM, which has a dormer window to front elevation. Door through to EN-SUITE SHOWER ROOM with a corner shower cubicle with electric shower, pedestal hand wash basin, wc, chrome centrally heated towel rail, shaver socket, dormer window to West facing rear elevation. BEDROOM 2 with window to rear elevation (also facing West), a double room with fitted cupboards, radiator, carpet. BEDROOM 3 with window to front elevation, radiator, carpet. BEDROOM 4 a smaller double room with window to front elevation, radiator, carpet.

OUTSIDE

The property has off street parking for 3 cars to the front. The REAR GARDEN has an area which is laid to lawn, rockery, sizeable timber built SHED and a spacious DECKED AREA with feather board fencing surrounding.

SERVICES

All mains services connected.

According to Ofcom Superfast broadband is available in the area and mobile signal likely with all networks.

DIRECTIONS

On entering Braunton from Barnstaple, at the Oasis service station roundabout, turn left onto Vellator Way, at the next Roundabout turn Right and then immediately right again onto South Street. Continue for approximately 350 meters and turn left into Gubbin's Lane. Proceed to the end of the lane and turn left into Palmers Close. Number 4 can be found on the right hand side with for sale board and number plate clearly displayed.

What3Words/// subjects.worked.efficient


LETTINGS

If you are considering investing in a Buy To Let or letting another property, and require advice on current rents, yields or general lettings information to ensure you comply, then please contact a member of our lettings team on 01271 322837 or rentals.northdevon@stags.co.uk.



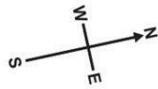
IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



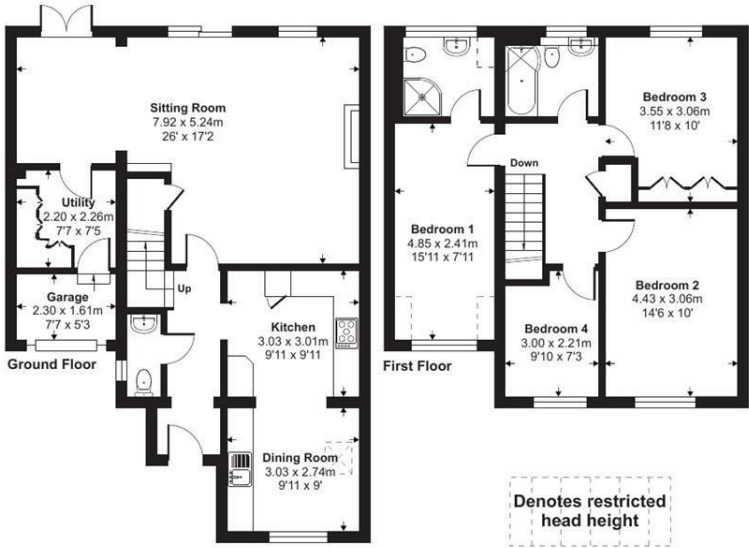
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

30 Boutport Street, Barnstaple,
Devon, EX31 1RP

barnstaple@stags.co.uk
01271 322833



Approximate Area = 1413 sq ft / 131.2 sq m
Limited Use Area(s) = 11 sq ft / 1 sq m
Garage = 38 sq ft / 3.5 sq m
Total = 1462 sq ft / 135.7 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Stags. REF: 1230513