



4, Heanton Close



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Higher Park Road, Braunton, Devon EX33 2NZ

Village Centre Walking Distance. Saunton/Croyde 5/10 minutes

A spacious apartment on the first floor with a shared garden and pleasant views. The beach, Tarka trail, and Braunton Centre are all easily accessible

- A first floor apartments in a former gentleman's residence
- One double bedroom with scope to create a second bedroom
- Modern Kitchen
- Sitting & Dining Rooms
- Fine Views
- No Onward Chain
- Parking & Communal Garden
- Council Tax Band A
- Maintenance £600 per quarter
- 149 Year Lease

Guide Price £189,950

SITUATION & AMENITIES

The property is located on Higher Park Road, one of the most sought after positions in Braunton. The village centre is within walking distance with amenities including medical centre, number of local shops and stores, whilst Tesco, primary and secondary schooling, public houses, Churches and the Tarka Trail are all accessible. Braunton is considered one of the largest villages in England and is situated 5 miles from the sandy beaches at Saunton (also with championship golf course), with Croyde just beyond. Whilst 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

There is no further chain attached to this well-kept first-floor apartment with high ceilings. The plan includes a central hallway in the apartments, a communal lobby and entrance hall, a modern kitchen, a double bedroom with a walk-in wardrobe, a sitting/dining area with views of the estuary and a large bathroom. With permission, the property might possibly be able to add a second bedroom and a shower room in place of the existing wardrobe and airing cupboard in bedroom one. There are parking spaces, a private shed, and communal gardens outside.



ACCOMMODATION

Communal ENTRANCE HALL leading to stairwell to FIRST FLOOR LANDING. ENTRANCE HALL with fitted carpet, phone entry system, large AIRING CUPBOARD with slatted shelving and hot water tank, additional storage above. BEDROOM 1 a dual aspect room with sash windows to side and rear, fitted carpet, electric radiator. SITTING/DINING ROOM with sash window to side with views towards the Estuary, fitted carpet, electric flame effect fire. BATHROOM with sash window to side, vinyl flooring, white suite comprising: close coupled wc, panelled bath with electric shower over, tiled splashback, pedestal hand wash basin, electric heated towel rail. Part glazed door off hallway leading into KITCHEN with sash window to side, wood effect vinyl flooring, high gloss grey wall and base units, marble effect worktop, 1 ½ stainless steel sink and drainer, tiled splashback, space for white goods, stainless steel extractor fan.

OUTSIDE

Communal parking and garden, private garden shed.

SERVICES

Mains electricity, water, drainage and gas. Electric heating. According to Ofcom superfast broadband is available at the property and there is the likelihood of coverage from several mobile phone networks. For further information please see the Ofcom website: checker.ofcom.org.uk

TENURE AND MAINTENANCE

Pets not permitted. Holiday letting is not permitted, the flat can be sub-let subject to consent and a transfer fee of 1% of the OMV.

The service charge is paid on the usual quarter days, with a top-up payment (if required) due on January 31st. 31st March, 2025 - £600.00

24th June, 2025 - £600.00

29th September, 2025 - £600.00

25th December, 2025 - £600.00

30th January, 2026 - T. B. C.

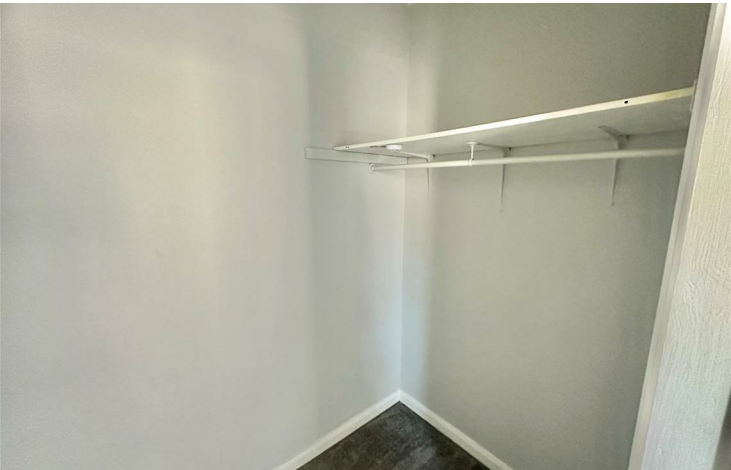
LETTINGS

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.

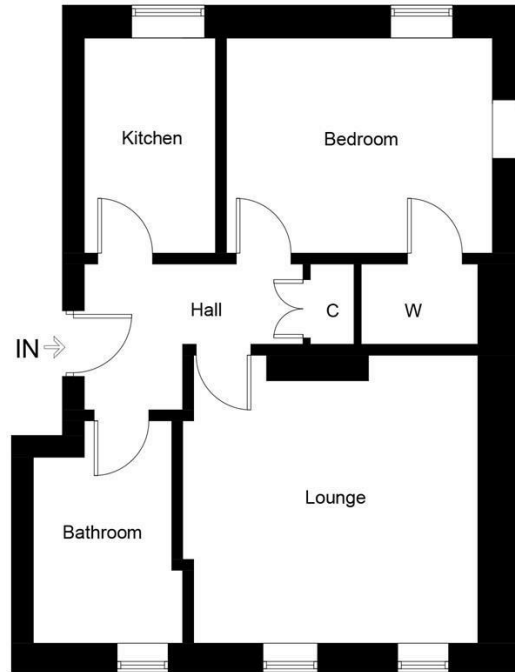
DIRECTIONS

WHAT3WORDS: [///costumes.clerk.fluctuate](https://www.what3words.com/costumes-clerk-fluctuate)

Entering Braunton from Barnstaple, bear right at the first set of traffic lights into Heanton Street. Proceed to the top of the road here turn left and immediately right at the mini roundabout onto Lower Park Road, continuing along Lower Park Road. Just after passing Tyspane Care Home on your left, turn left into seven Acres Lane. At the top of the lane turn left again into Higher Park Road. Continue for several hundred yards and the access to Heanton Close will be found on the left hand side.



Approximate Gross Internal Area = 47.3 sq m / 509 sq ft



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1166048)

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		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	51	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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