



MEON

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# Meon

7 Wellclose Road, Braunton, Devon, EX33 2AP

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

A delightful chalet bungalow within walking distance of the village centre

- Central Braunton Location
- Sitting Room/Dining Room
- 3 Double Bedrooms, Cloakroom
- Off Street Parking for 2 Cars
- Council Tax Band C
- Spacious Accommodation
- Eat-in Kitchen, GF Shower Room
- Integral Garage, Utility Room
- Level Lawned Garden
- Freehold

## Offers In Excess Of £400,000

### SITUATION AND AMENITIES

Meon is nestled a short distance away from the village centre, off an as yet unadopted road. Braunton offers a good range of amenities, including local shops, supermarket, library, medical centre, primary / secondary schooling, a good range of public houses and restaurants, and from here, access can be gained onto the Tarka Trail. Braunton is also the gateway to the glorious sandy world renowned surfing beaches at Saunton Sands, Croyde, Putsborough and Woolacombe, and for golfers, there is the Saunton Golf Course which is two championship courses. In the opposite direction, Ilfracombe is just over 6 miles, with its quaint harbour and more extensive shopping facilities and amenities. The regional centre of Barnstaple is about 7 miles to the south, and where access can be gained to the North Devon Link Road, leading through to Junction 27 of the M5 Motorway in about 45 minutes, where also Tiverton Parkway offers a fast service of trains to London (Paddington) in just over 2 hours.

### DESCRIPTION

'Meon' comprises a charming detached village residence, which presents elevations of painted render, cladding and double glazing, under a tiled roof. Arranged over two storeys, the property has been cleverly laid out to create a functional, spacious and flexible living space. The property would make an ideal main/second home but is currently used as a rental investment. Externally there is off street parking for 2 cars, a level lawned garden and integral garage.





## GROUND FLOOR

STORM PORCH Opaque paned door opening to a COAT STORAGE AREA, a further wooden door then opens to the ENTRANCE HALL, Stairs to the first floor with storage below. SITTING ROOM/DINING ROOM with large low sill window overlooking the front elevation, fireplace with slate hearth, radiator. BEDROOM 1 with UPVC window to front elevation, radiator. GROUND FLOOR SHOWER ROOM opaque window to rear elevation, corner shower cubicle and pedestal hand wash basin, separate CLOAKROOM with WC and handwash basin. KITCHEN with UPVC window to rear elevation, modern fitted with ample work surface and storage above and below. Space for dishwasher, low level fridge, low level freezer. Space for electric cooker, wall mounted boiler and stainless steel. Door through to UTILITY ROOM with space and plumbing for washing machine and dryer, UPVC opaque glass windows to rear elevation, UPVC door opening to the garden. Door through to INTERGRAL GARAGE, good size with window to side, up and over door, concrete floor, light and power connected.

## FIRST FLOOR

LANDING with door to eaves access. BEDROOM 2 with large window to front elevation, radiator. BEDROOM 3 window to front elevation, radiator. Upstairs WC with low level WC and hand wash basin.

## OUTSIDE

To the front of the property there is off street parking for at least two cars. Red brick paved driveway. Access to the rear garden which is fully enclosed with wooden fencing, mainly laid to lawn with concrete path close to the house, storage shed.

## 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](mailto:rentals.northdevon@stags.co.uk).

## SERVICES

All mains services connected. According to OFCOM superfast broadband is available at the property and there is the likelihood of coverage from several mobile phone networks. For more information please see the OFCOM website: <https://checker.ofcom.org.uk/>

## DIRECTIONS

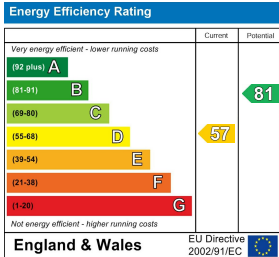
Entering Braunton from Barnstaple, continue into the middle of the village, turn left into Wellclose Road just before the petrol station. 'Meon', can be found after approximately 50 metres on the right hand side.

What3Words: [///scrambles.chills.bongo](https://www.what3words.com/#!/scrambles.chills.bongo)





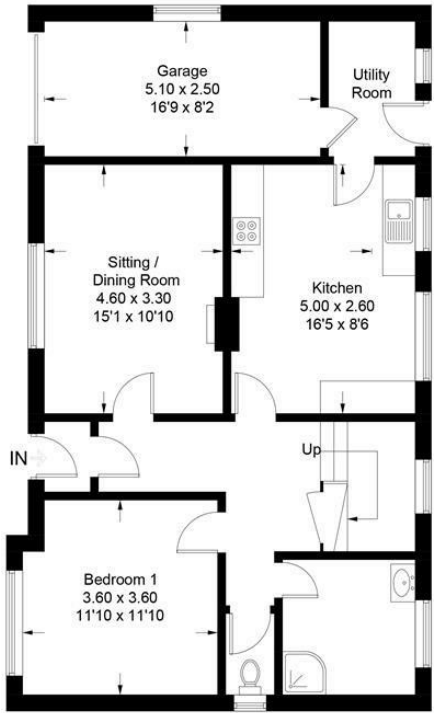
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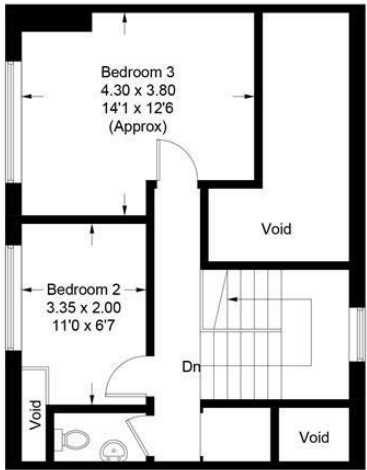
30 Boutport Street, Barnstaple,  
Devon, EX31 1RP

barnstaple@stags.co.uk  
01271 322833

Approximate Gross Internal Area = 124.2 sq m / 1337 sq ft  
(Including Garage & Utility Room / Excluding Void)



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID967749)



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