



## **6 Great Field Gardens, Braunton, EX33 1SA**

**Asking Price £195,000**

Exclusively for over-55s, this 2-bed apartment in Braunton offers serene living with no onward chain. Enjoy a cozy lounge with bay window, immaculate communal gardens, and convenient parking. Nearby amenities, coastal charm, and a vibrant regional center make it an ideal retreat for a balanced lifestyle.

## Description

### Exquisite Over-55's Sanctuary in Braunton Village

Immerse yourself in the serenity and convenience of this charming first-floor 2-bedroom apartment, exclusively tailored for the over 55's and offered with the added benefit of no onward chain. Nestled within the idyllic village of Braunton, this residence in Great Field Gardens presents a rare opportunity to embrace a lifestyle of comfort and ease.

Step into the welcoming hallway as you ascend the stairs to the first floor, where you'll discover a haven of tranquility. Two generously proportioned bedrooms beckon, complemented by a spacious lounge adorned with a charming Bay window and gas fire, offering the perfect setting for relaxation and entertainment. The well-appointed kitchen invites culinary creativity, while the soothing bathroom beckons with its rejuvenating bath and elegant three-piece suite.

Outside, a variety of immaculately kept communal gardens provide a picturesque backdrop for leisurely strolls and moments of reflection. Additionally, a communal forecourt ensures convenient parking for residents of Great Field Gardens, further enhancing the appeal of effortless living.

Nestled within the expansive embrace of Braunton, one of the largest villages in the country, residents enjoy an exceptional array of amenities catering to their every need. From the tranquility of churches to the convenience of medical facilities and libraries, Braunton offers a rich tapestry of services to enrich daily life.

Retail therapy finds its haven in the bustling hub of Cawthorne Store and Tesco Superstore, while culinary delights await in the diverse selection of restaurants, coffee houses, and charming shops adorning the village streets.

For those yearning for coastal bliss, the sandy shores of Croyde and Saunton beckon just 4 miles to the west, offering sun-drenched retreats and the prestigious backdrop of a renowned golf club boasting two championship courses.

Venturing eastward, approximately 5 miles away, lies Barnstaple, the vibrant regional center of North Devon. Here, a plethora of shopping opportunities awaits, from the covered expanse of Green Lanes to the convenience of out-of-town shopping at Roundswell. The allure of recreation beckons with the imminent unveiling of the new North Devon Leisure Centre, complemented by the Tarka Tennis Centre, Scott's Cinema, and the cultural richness of the Queens Theatre.

In Braunton, convenience meets coastal charm, making it a haven for those seeking a balanced and fulfilling lifestyle.

Don't miss the opportunity to make this delightful retreat your own in the heart of Braunton. Schedule your viewing today and unlock the door to a lifestyle of serenity and convenience.

#### Stairs and Hall

A generously proportioned hallway and staircase providing direct access to all rooms. Additionally, the hallway features a storage cupboard.

#### Living Room 13'10" x 13'10" (4.24 x 4.22)

A room of generous proportions featuring ample space to accommodate all essential living room furniture. This space is further enhanced by a UPVC bay window, complemented by a gas heater and fireplace surround.

#### Kitchen 11'10" x 7'6" (3.61 x 2.31)

A meticulously designed kitchen boasting a comprehensive array of features including base and eye-level units, a roll-edge worktop, an inset sink and drainer, a built-in electric hob and oven, and ample space to accommodate all contemporary appliances.

#### Bedroom 1 11'10" x 10'11" (3.63 x 3.35)

A generously proportioned double bedroom, providing ample space for a king-size bed and all accompanying bedroom furnishings.

#### Bedroom 2 11'1" x 8'3" (3.38 x 2.54)

A double bedroom, offering ample space to accommodate all necessary bedroom furnishings.

#### Bathroom

The bathroom beckons with its rejuvenating bath and elegant three-piece suite, inviting relaxation and comfort.

#### Agents Notes

We have been informed by the vendor of the following:

Leasehold Dale. The lease length is 999 years as of 1st January 1997.

The property is on a strictly over 55's complex.

The annual service charge is £340.27 inclusive of insurance contribution as of 16th April 2024

Gas, electric, water and drainage are all mains connected.

Council Tax Band - B - North Devon district council

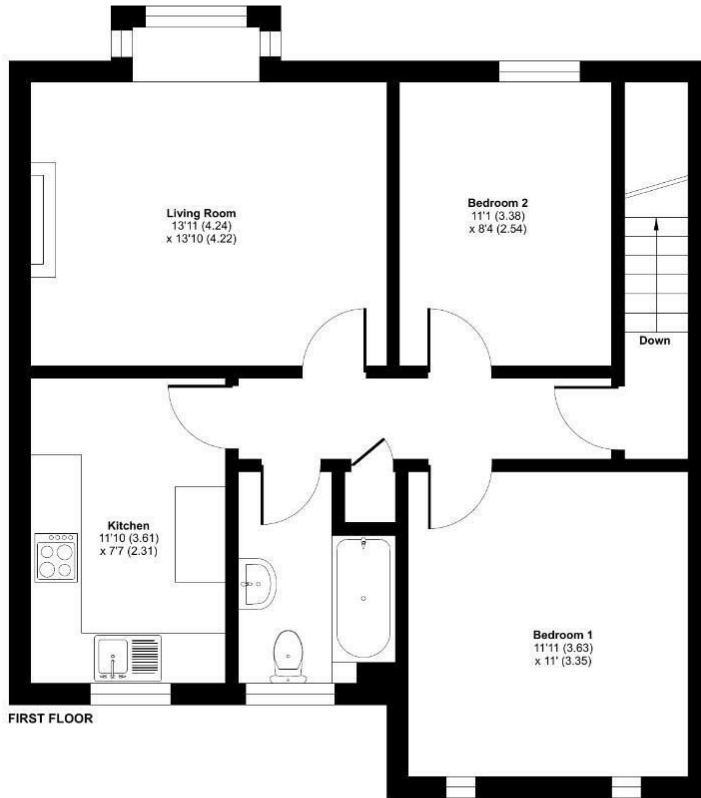
Property Being Sold with No Onward Chain

# Floor Plan



## Great Field Gardens, Braunton, EX33

Approximate Area = 664 sq ft / 61.6 sq m  
For identification only - Not to scale

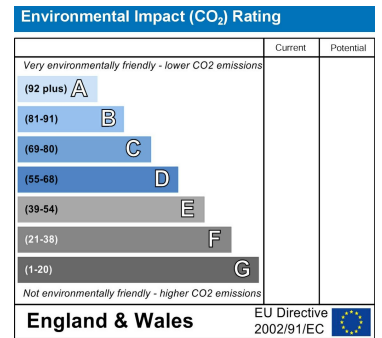
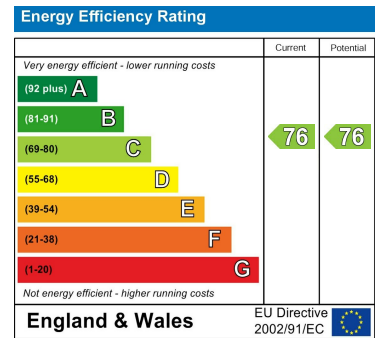


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Springfield (UK) Ltd (Collyers Properties). REF: 1111781

# Area Map



# Energy Efficiency Graph



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