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GROUND FLOOR

Directions

From Barnstaple proceed on the A361 to Braunton. Continue on to Wrafton and at the roundabout turn left signposted to Velator. Continue to the 'Quay cafe roundabout and take the 3rd exit towards TESCO superstore. Bear right at the next roundabout, follow the road around into Caen View and the property will then be found on the right hand side with a for sale board clearly displayed. Parking for number '50' is clearly marked.

Looking to sell? Let us value your property for free!

Call 01271 814114

or email braunton@phillipsland.com

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Well Presented 2 Bed Apartment 'No Onward Chain'

50 Caen View, Braunton, EX33 1FE

£200,000 Guide Price

- Well Presented Apartment
- Lounge Kitchen & Diner
- Designated Parking Space
- Comfortable Accommodation
- Family Bathroom
- 'No Onward Chain'
- 2 Double Bedrooms
- Viewing Essential
- EPC: Band C

Overview

Phillips Smith & Dunn are delighted to offer to the market this extremely well presented 2 bedroom second floor apartment available with 'No onward chain'. The property offers deceptively spacious and well-planned accommodation together with attractive far-reaching views. The property is presented in first-class order throughout and benefits from uPVC double glazing and gas-fired radiator central heating, making it an ideal choice for buyers seeking a comfortable, easy-to-maintain home that is ready for immediate occupation.

The apartment is particularly well suited to first-time buyers, whilst also offering excellent potential as a lock-up-and-leave holiday home or buy-to-let investment that will generate a sound and steady income stream. Internally, the accommodation is found to tastefully decorated throughout therefore, a viewing at the earliest opportunity is recommended to appreciate this gem of a property.

Briefly the accommodation comprises entrance hall serving all rooms with two useful storage cupboards. A particular feature of the property is the generously sized open-plan kitchen/dining/living room. The kitchen is well fitted with a range of matching wall and base units with ample working surfaces and incorporates a built-in hob and oven, space for washing machine tumble drier along with space for fridge freezer.

There are two well-proportioned bedrooms and generous rooms, bedroom one benefits from a large built-in wardrobe extending along one wall, whilst bedroom two is a further double room that could easily be used as a twin room if required. Furthermore, the bathroom comprises of a 3 piece white modern white suite with shower mixer fed direct from the mains.

Outside, the development is surrounded by communal gardens, these are predominantly situated to the rear of the building adjacent to the River Caen nearby. There is a communal recycle store that provides extra storage facilities for bikes etc if needed. The property also benefits from its own allocated parking space, with additional visitor parking available dispersed throughout the development.

Services

All mains connected.

Council Tax

Band: B

EPC Rating

Band: C

Tenure

Leasehold.
125 year lease from 1st June 2008

Fees

Service charge £134.44 per month
Ground Rent £311.52 per annum

Outside & Situation

The property stands in a very convenient situation to the south side of Braunton village and it is within easy access to Tesco Superstore and the village centre. Here there is a wide range of amenities including primary and secondary schooling, a good number of local shops and stores, restaurants, churches and public houses.

Barnstaple, the regional centre of North Devon is approximately 5 miles to the south east whilst the sandy beaches at Croyde and Saunton are approximately 5 miles to the west. Both of these locations are connected by a regular bus service.

The property forms part of Caen View which is made up of similar style houses and flats and although is a cul de sac for vehicles, there is pedestrian access from the house leading into First Field Lane and on into the village. There is also easy access to Braunton Cricket Club with its excellent ground and club house.

An internal viewing is strongly recommended to fully appreciate the generous proportions, excellent presentation and attractive outlook this apartment has to offer. With minimal maintenance required, it would make an ideal permanent home, a convenient lock-up-and-leave coastal retreat or an appealing buy-to-let investment.

Room list:

Entrance Hall

Lounge Kitchen Diner
6.50m x 3.18m (21'4 x 10'5)

Bedroom 1
3.99m x 3.33m (13'1 x 10'11)

Bedroom 2
3.18m x 2.36m (10'5 x 7'9)

Bathroom
2.13m x 1.88m (7'0 x 6'2)

Ideal First Time Purchase

No Onward Chain

Superbly Presented

Viewing Essential