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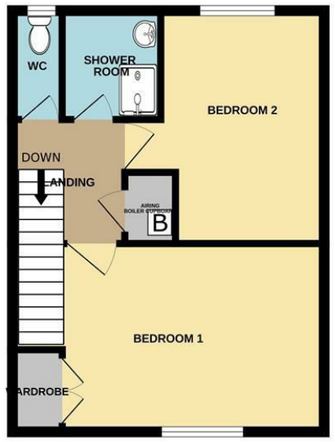
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GROUND FLOOR



1ST FLOOR



31 RECTORY CLOSE, WRAFTON, BRAUNTON

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

From Barnstaple proceed along the A361 to Braunton, at Chivenor RMB barracks proceed directly across taking the second exit and at Wrafton bear right signposted to Heanton Punchardon and the North Devon Athletics Track. Continue along this road for a short distance and take the first right hand turning into Rectory Close, the property will be found immediately on the corner to the right hand side upon entering the cul de sac.

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

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or email braunton@phillipsland.com

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2 Bedroom End Of Terrace House 'No Onward Chain'

Guide Price

31 Rectory Close, Wrafton, Braunton, EX33 2DQ

£279,950

- Spacious 2 Bed Home
- Generous Lounge Diner
- Corner Plot Garden
- SUBJECT TO LOCAL SECTION 157
- Well Fitted Modern Kitchen
- Pleasant Rural Outllok
- Sound Investment Opportunity
- Shower Room & WC
- EPC: Band C





This is an excellent opportunity to acquire this very well presented and deceptively spacious 2 bedroom end of terrace house.

The property is subject to a (Section 157) Which means that prospective buyers must usually have lived or worked in the local county/region for a continuous period of at least three years immediately prior to purchase. If purchasing jointly, only one buyer needs to meet this criteria. The geographical area for this covenant is the whole of Devon. Any prospective purchaser would be required to have lived or worked in Devon continuously for 3 years preceding their purchase, and would need to provide a statutory declaration to the Council to that effect.

The property enjoys a corner plot position that is situated at entrance of this small select cul de sac surrounded by similar style dwellings. Furthermore, the property enjoys a splendid semi rural outlook from the rear elevation that backs onto arable land that is used for cultivating crops. There are therefore, far reaching views towards Heanton and the Church in the distance.

This impressive home benefits from full PVC double glazing and is gas fired centrally heated furthermore, there is the advantage of having 'no onward chain' therefore, can be occupied with the minimum of delay. The agents consider the property an ideal first time purchase opportunity The property has been maintained to a very good standard therefore, we recommend a full internal viewing to appreciate the well planned accommodation.

Briefly the accommodation comprises, entrance porch with door leading to a most useful storage cupboard. From the entrance hall stairs rise to the first floor with space and recess below ideal for a computer workstation/hub. The kitchen has ample base and wall units finished with rolled top working surfaces with inset single bowl sink unit with space and plumbing below washing machine and space for a free standing fridge freezer. Furthermore there is a 4 ring electric hob and oven below. The 23' dual aspect lounge diner is a bright and spacious room that overlooks the front and rear gardens. To the first floor there is a landing serving all rooms with airing cupboard housing the gas boiler feeding central heating systems. There are two well proportioned double bedrooms, bedroom one having a walk in wardrobe over the stairwell. Bedroom two is a further impressive room with a splendid outlook overlooking the open aspect field to the rear and enjoys far reaching views. There is a separate WC, and separate shower room with shower enclosure and wash basin. The agents foresee it would be a relatively easy adaption to take out the partition wall to create a larger bathroom if required.

Properties such as these are in strong demand therefore, the agents advise advise an early inspection to avoid disappointment.

Services
All mains connected.

Council Tax
Band B

EPC Rating
Band C

Tenure
Freehold

Viewings
With the Braunton office. Please call us on (01271) 814114.





Directly to the front of the property is a footpath which leads to a picket style gate leading to the front door with courtesy coach light. There is a good size wrap around garden with area to the side with useful store shed with space for recycle bins. To the rear there is a level lawn that enjoys a bright and sunny aspect which enjoys a high degree of privacy and sunshine throughout the day. The garden is enclosed therefore, being child and pet friendly. The garden is laid to lawn to the majority with a small patio leading from the kitchen perfect for alfresco dining and entertaining.

Rectory Close forms part of Wrafton village situated to the East of the larger village of Braunton. The property stands within a pleasant cul-de-sac location and is surrounded by similar style dwellings. A short distance from the property is the ever popular Williams Arms public house/ restaurant and Tesco Superstore is only a few minutes walk away. Braunton village offers excellent amenities including primary and secondary schooling which are also close to hand with further shops, stores, churches, public houses etc.

There is a regular bus service to Barnstaple, the regional centre of North Devon which is approximately four miles to the South East and here a wide range of amenities can be found. There is also a bus service to the sandy beaches of Croyde & Saunton approximately six miles to the West, there is also the renowned Golf Club with its two eighteen hole golf courses. There is access to the North Devon link road from Barnstaple which offers convenient route to the M5 motorway, there is also the Tarka train link to Exeter in the South.



Room list:

Entrance Porch
3.76m x 1.75m (12'4 x 5'9)

Store
1.91m x 1.19m (6'3 x 3'11)

Entrance Hall
3.76m x 1.75m (12'4 x 5'9)

Open Plan Lounge Diner
7.16m x 3.45m max (23'6 x 11'4 max)

Kitchen
3.25m x 2.36m (10'8 x 7'9)

First Floor

Landing
1.98m x 1.83m (6'6 x 6'0)

Bedroom 1
4.32m x 3.15m (14'2 x 10'4)

Bedroom 2
3.89m x 2.79m (12'9 x 9'2)

Shower Room
1.78m x 1.50m (5'10 x 4'11)

WC
1.78m x 0.89m (5'10 x 2'11)

Splendid Home

No Ongoing Chain

Corner Plot Position