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Directions

From Barnstaple proceed on the A361 to Braunton. Continue to the very centre of the village. At the cross roads and traffic lights turn left signposted to Croyde & Saunton. Continue along this road passing 'The White Lion' Public house and continue on past Kingsacre, take the next turning on your right into Dune View Road and continue to the T-junction at the top. Here turn left continue on passing Homer Crescent on the right, upon passing Cavie Road on the left and play park take the next left into Mowstead Road and the property will be found on your righthand side.

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A Spacious 3 Bedroom Family Home

17 Mowstead Road, Braunton, EX33 1BJ

Guide Price

£325,000

- 3 Bedroom Family Home
- Large Conservatory
- Open Plan Kitchen/Diner/Living Room
- Garage & Off Road Parking
- Short Drive To The Beach
- Reputable Primary & Secondary Schools Nearby
- Front & Rear Gardens
- Useful Garden Room
- EPC: C









17 Mowstead Road is a well-positioned three-bedroom family home situated within the popular Saunton Park area of Braunton. Offering spacious and versatile accommodation, the property also benefits from off-road parking, a garage and a delightful west-facing rear garden.

Upon entering, you are welcomed into a good-sized entrance hall which leads through to the living room. The accommodation flows nicely into the dining area and kitchen, creating a sociable open-plan layout ideal for both everyday family life and entertaining. The kitchen offers ample worktop and cupboard space, while to the rear is a particularly spacious conservatory, flooded with natural light and enjoying a lovely outlook over the garden. Upstairs are three well-proportioned bedrooms, including two doubles and a third bedroom which would make an ideal single room, nursery or home office. The family bathroom is fitted with an attractive white three-piece suite with tiled surrounds.

Outside, the west-facing rear garden is a real feature of the property, enjoying plenty sunshine with a generous lawn and patio area. There is useful side access along with direct access to the garage. A further highlight is the detached garden room, which benefits from power and provides a versatile space that could make an excellent home office, hobby room or workshop.

With its generous living space, sunny garden, garage and convenient position within Saunton Park, 17 Mowstead Road makes a wonderful family home and an internal viewing is highly recommended.

Services

All Mains Connected

Council Tax

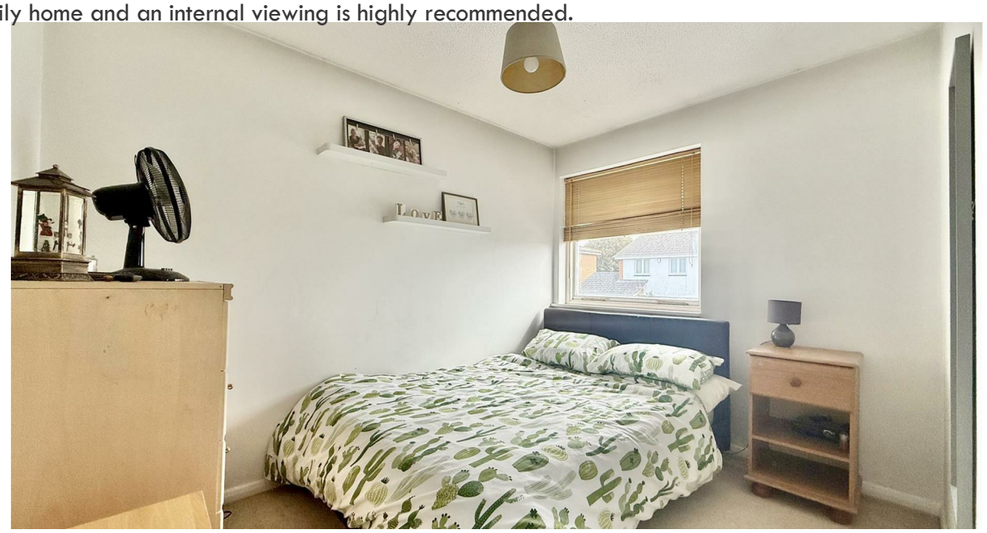
C

EPC Rating

C

Tenure

Freehold





The property enjoys a pleasant position on the western side of Braunton, forming part of the popular Saunton Park development, an established residential area comprising a mixture of houses and bungalows. A bus stop is conveniently located nearby, while Pixie Dell Stores is within easy reach for everyday essentials. Kingsacre Primary School is just a few minutes' walk away, and Braunton village centre is also easily accessible.

Being situated on the western side of the village provides excellent access to the stunning sandy beaches at Saunton and Croyde, while the renowned Saunton Golf Club, with its two championship courses, is also close at hand. Braunton itself offers an excellent range of amenities, including primary and secondary schools, a medical centre, shops, cafés, restaurants and public houses. The internationally recognised Braunton Burrows is only a short drive away, offering miles of scenic walks and access to the beautiful North Devon coastline.

Barnstaple lies approximately five miles to the east and provides a wider range of shopping, leisure and educational facilities, including Green Lanes Shopping Centre, Roundswell Retail Park, Petroc College, Tarka Leisure Centre, Tarka Tennis Centre, Scott Cinemas and the Queen's Theatre.

For those travelling further afield, the North Devon Link Road provides convenient access towards the M5 at Junction 27, while the Tarka Line offers rail services from Barnstaple to Exeter, with onward mainline connections to London Paddington.



Room list:

Entrance Hall
3.69 x 1.76 (12'1" x 5'9")

Living/Kitchen/Diner
6.41 max x 5.14 max (21'0" max x 16'10" max)

Conservatory
4.52 x 4.26 (14'9" x 13'11")

Bedroom 1
3.20 x 3.06 (10'5" x 10'0")

Bedroom 2
3.10 x 2.35 (10'2" x 7'8")

Bedroom 3
2.69 max x 2.20 max (8'9" max x 7'2" max)

Bathroom
2.16 x 1.97 (7'1" x 6'5")

Garden room
3.91 x 2.72 (12'9" x 8'11")

Garage
5.05 x 2.45 (16'6" x 8'0")