

GROUND FLOOR



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A Well Presented 2 Bedroom 1st Floor Apartment

44 Caen View, Branton, EX33 1FE

50% Shared Ownership

£100,000

- 2 Bedroom 1st Floor Apartment
- Close To Local Amenities
- Ideal First Time Buyer Purchase
- 50% Shared Ownership
- Communal Bike Store
- Double Glazed & Gas C/H
- 1 Allocated Parking Space
- NO ONWARD CHAIN
- EPC: B

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for free!**

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or email branton@phillipsland.com

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This is an excellent opportunity to acquire an ideal 2 bedroom, first-floor apartment presented in immaculate condition throughout. The well-planned accommodation benefits from uPVC double glazing and gas-fired radiator central heating.

The apartment will appeal to first-time buyers seeking an easy, economical home that requires no decoration or improvement, as it is presented in superb order. The property offers excellent storage, with two cupboards located in the hallway. There is a spacious open-plan kitchen/diner/living area that feels bright and airy. The kitchen is well fitted with a range of wall and base units and includes a built-in hob and oven.

There are two well-proportioned bedrooms, one of which features built-in wardrobes along one wall, while the bathroom is fitted with a modern white suite. Externally, the property benefits from communal gardens, a dedicated parking space, and additional visitor parking.

We strongly recommend viewing to fully appreciate the spacious, well-presented accommodation and the potential this apartment has to offer.

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.

- Room list:**
- Entrance Hall**
 - Kitchen/Lounge**
6.1 x 4.42 max (20'0" x 14'6" max)
 - Bedroom 1**
4.19 into wardrobe x 3.19 max (13'8" into wardrobe x 10'5" max)
 - Bedroom 2**
3.54 x 2.44 (11'7" x 8'0")
 - Bathroom**
2.12 x 1.91 (6'11" x 6'3")
 - Storage Cupboards**
 - Allocated Parking Space**
 - Additional Communal Visitor Parking**
 - Communal Bike Store**
 - Close to local amenities**

Services
All Mains Connected

Council Tax band
B

EPC Rating
B

Tenure
Leasehold
Costs as of 06/03/26 -
- Heylo Housing Rent £223.08 per month
- Service Charge to Trinity £124.34 per month which inc Bld Insur
- Ground rent £311.11 per year, paid in 01/06/25 - 31/05/26

