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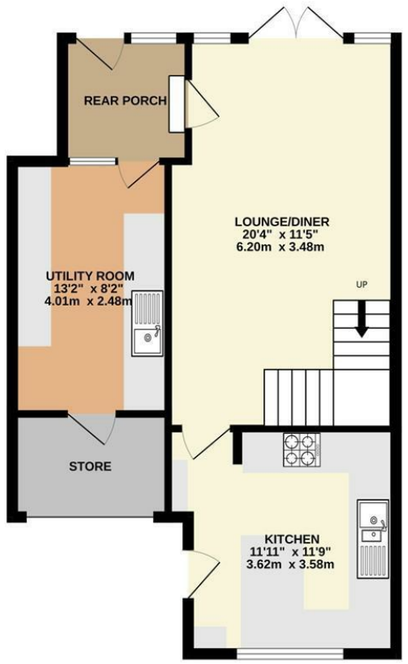
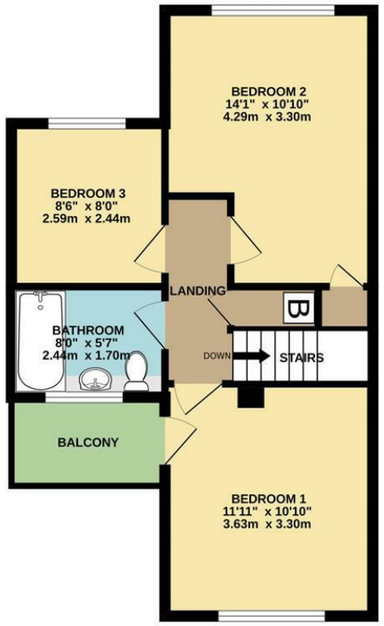
GROUND FLOOR
559 sq.ft. (52.0 sq.m.) approx.



1ST FLOOR
455 sq.ft. (42.3 sq.m.) approx.



TOTAL FLOOR AREA : 1014 sq.ft. (94.2 sq.m.) approx.

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 Wrafton Road passing the turning to Rectory Close on the right and after a short distance take the next right turning signposted 'Glebelands' the property is found after a short distance as you enter to the right hand side.

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

Call 01271 814114

or email braunton@phillipsland.com

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Superbly Presented 3 Bedroom Family

7 Glebelands, Wrafton, Braunton, EX33 2DH

Guide Price
£310,000

- Deceptively Spacious Home
- Generous Lounge/Diner
- Ideal Family Home
- Well Planned Accommodation
- Spacious Utility Room
- Viewing Absolutely Essential
- Well Fitted Kitchen
- Sunny Facing Garden
- EPC: Band E

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This is an excellent opportunity to acquire a most impressive 3 bedroom family home found to be very well presented both inside and out. Number 7 Glebelands offers deceptively spacious and well planned accommodation situated within a delightful Cul De Sac position surrounded by similar style dwellings. The property stands on a good size plot with an East facing sunny aspect garden being fully enclosed to the rear. The agents consider the property will be of particular interest to those seeking quality family home, or alternatively would make a sound investment opportunity that will generate a sound and steady income stream.

Briefly the internal accommodation comprises entrance door under canopy is located to the side of the property and enters into the impressive kitchen breakfast room. This immaculately presented kitchen has a wide assortment of base and wall units finished with cream shaker style door fronts. There are ample solid wood working surfaces along with large central breakfast bar that provides extra preparation space and a further space to dine. There is an inset sink unit having tiled surround, oven with inset electric hob and extraction canopy over with stainless steel splash back. Door leading through into the 20' lounge diner, this bright and spacious room enjoys an East facing sunny aspect allowing plenty of natural light into the room, there are French doors that provide direct access out into the garden. staircase rising to the first floor along with door leading to the rear porch and utility room. The utility room (former garage) is extremely well equipped and once again is superbly presented having ample base units and large expanse of working surfaces and extra sink unit, there is space and plumbing for washing machine and tumble driers, fridge freezer etc. There is also the benefit of a store room to the front perfect for motorcycles, bikes etc. The existing garage door is still in situ therefore, can be locked securely and is out of the elements.

To the first floor there are 3 bedrooms; two very good sized double rooms and a comfortable single bedroom. Bedroom 1 has the benefit of access leading onto the balcony terrace and enjoys a pleasant outlook overlooking the central green. This provides the perfect space to enjoy a morning coffee or evening drinks and faces West therefore, will enjoy sunshine late into the evening. The family bathroom is well appointed with a 3 piece white modern white suite incorporating, an electric shower, with bath, washbasin inset onto a vanity unit along with WC.

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

Directly to the front there is a level lawn with flower border stocked with a wide variety of plants and shrubs. There is a private driveway providing off road parking for 2 vehicles in tandem and leads to the partial garage store with up and over door. Directly to the rear is a sunny facing fully enclosed garden that is child and pet friendly. The garden has been designed with easy maintenance in mind that requires the minimum of upkeep and fuss. A timber arbor with rambling clematis leads through opening into the garden. Situated to the far corner is a decking patio perfect for alfresco dining and will enjoy sunshine late into the day. (Agents note: A hot tub can be obtained if required)

Glebelands forms part of Wrafton village which is situated 1 mile east of the larger village of Braunton. The property stands in a pleasant cul-de-sac location and is surrounded by similar style dwellings which overlook a lawned green.

A short distance from the property is the ever popular Williams Arms public house & restaurant and a Tesco Superstore is only a few minutes walk away. Furthermore, there is access on to The Tarka Trail which provides miles of delightful walks and cycling next to The Taw Estuary. 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.

Braunton village offers excellent amenities including primary and secondary schooling which are also close to hand along with further shops, stores, 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. Here there is a wide range of amenities and covered shopping in the town centre at Green Lanes and out of town shopping at Roundswell.

There is access to the North Devon Link Road from Barnstaple which offers convenient route to the M5 motorway at junction 27 whilst, there is also the Tarka Train Line to Exeter in the south which picks up the direct route to London Paddington.

Room list:

Kitchen
3.63m x 3.30m (11'11 x 10'10)

Lounge Diner
6.05m x 3.48m max (19'10 x 11'5 max)

Rear Porch
2.01m x 1.52m (6'7 x 5'0)

Utility Room / 2nd Kitchen
4.01m x 2.49m (13'2 x 8'2)

Store
2.44m x 1.52m (8'0 x 5'0)

First Floor

Landing

Bedroom 1
3.63m x 3.30m (11'11 x 10'10)

Bedroom 2
4.85m max x 3.48m max (15'11 max x 11'5 max)

Bedroom 3
2.44m x 2.59m (8'0 x 8'6)

Bathroom
2.41m x 1.70m (7'11 x 5'7)

Balcony Terrace

Deceptively Spacious Home

Well Presented Throughout

Viewing Essential

Services
All mains connected

Council Tax
Band: C

EPC Rating
Band: E

Tenure
Freehold

Viewings
Please contact the Braunton office on (01271) 814114 to arrange an appointment to view.