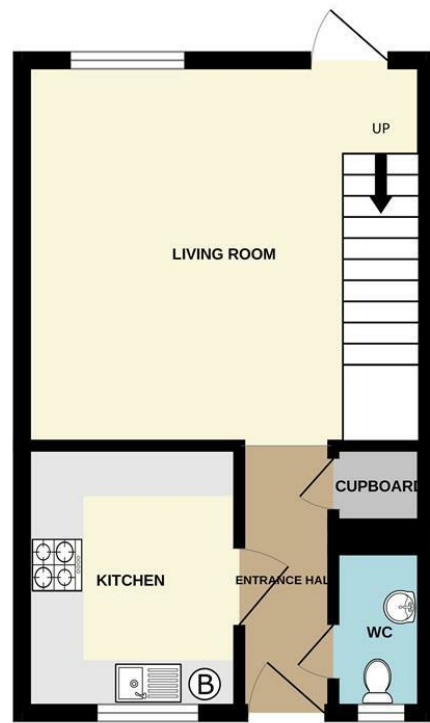
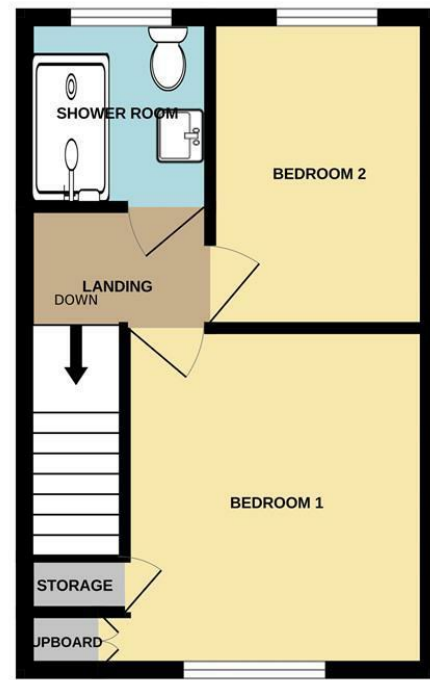


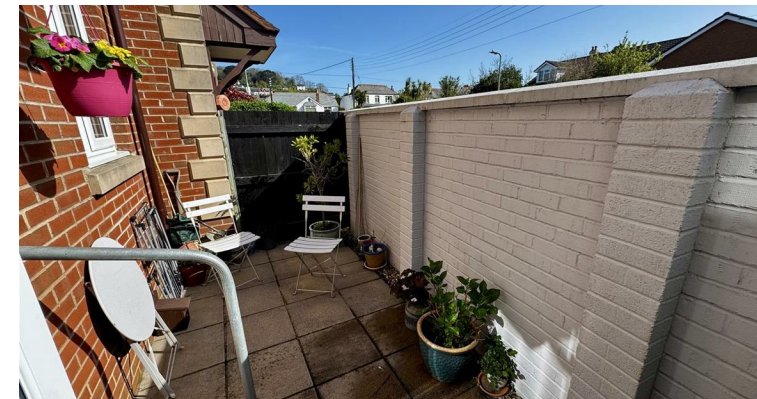
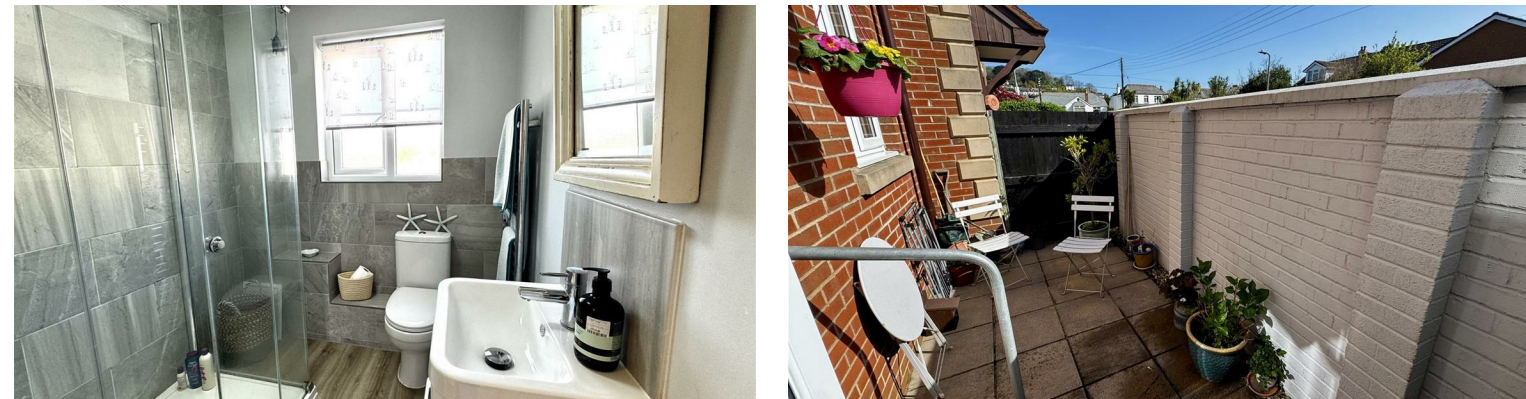
GROUND FLOOR



1ST FLOOR



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 take the A361 to Braunton. Continue to the very centre of the village and at the cross roads and traffic lights turn left signposted to Croyde. Continue on passing the White Lion Public House on your right and just after the Zebra Crossing, take the left turn into First Field Lane. Continue ahead and after a short distance Great Field Gardens will be seen on the right hand side. Enter the development and Number 35 is found to the right hand side in the corner.

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

Call or email

Immaculate Home For Those Over 55

35 Great Field Gardens, Braunton, EX33 1SA

Asking Price

£249,950

- Ideal For Those Over 55 years
- 2 Bedrooms, Showr Room
- Hall With Cupboard & Cloakroom
- Lovely Living Room, Kitchen
- Gas Heating, UPVc Double Glazing
- Patio Garden, Communal Parking
- Peaceful Retirement Development
- Very Convenient To Village Centre
- Easy To Run Home

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Room list:

Entrance Hall

Cloakroom

1.63 x .81 (5'4" x .265'8")

Kitchen

2.67 x 1.91 (8'9" x 6'3")

Living Room

3.90 x 3.60 (12'9" x 11'9")

First Floor Landing

Bedroom 1

3.58 x 3.35 (11'8" x 10'11")

Bedroom 2

3.07 x 2.03 (10'0" x 6'7")

Shower Room

1.88 x 1.83 (6'2" x 6'0")

Rear Patio Garden

Communal Parking

Retirement Development For Over 55's

Phillips Smith & Dunn are delighted to offer to the market this 2 bedroom mid terrace retirement home, situated within the ever popular Great Field Gardens development. Built in the early 1990's only for purchasers of 55 years of age and over, this popular, small select an development comprises a pleasant mixture of various styles of dwellings. They are arranged around a central area which offers delightful communal gardens and there is communal parking for the residents.

Number 35 sits in a convenient position, this traditionally built home has attractive and easy to keep red brick elevation to the front and benefits from PVC double glazed windows and gas fired central heating. To the front of the property is a pathway which leads to the front door under a storm canopy. The inner hall has a very useful cloakroom and a good size storage cupboard. The kitchen has an attractive glazed door from the hall and is well fitted with a built in oven with gas hob. There is a white ceramic basin, space for a washing machine and plenty of storage space and lovely metro half tiling. The living room is bright and spacious and has direct access out to the enclosed courtyard garden. The staircase rises to the first floor landing which serves all rooms. The main bedroom is a good double size and has a fitted wardrobes and a useful store cupboard over the stairwell. The second bedroom is a comfortable single room. Furthermore, to the first floor is a 3 piece shower room which is nicely appointed with a low level WC and wash basin.

The rear courtyard garden has been designed with easy maintenance in mind and is laid with paving and therefore, requires the minimum of upkeep and fuss. It also offers a good degree of privacy.

This is a very good opportunity to buy a comfortable retirement home which offers bright and airy accommodation which has been very well looked after and is very clean and tidy. We thoroughly recommend a full viewing in order to appreciate this lovely retirement home.

Great Field Gardens is a modern purpose built retirement development set just off First Field Lane and therefore, it is extremely convenient to the village centre and its amenities. This is only a few minutes walk away and there is also a bus stop close by. Braunton is considered one of the largest villages in the country which caters well for its inhabitants with an excellent range of amenities including churches, medical centre, library, Cawthorne's Store, Tesco Superstore, and a good number of restaurants and coffee houses and shops and stores.

Approximately 5 & 3 miles to the west are the sandy beaches of Croyde and Saunton where there is also the renowned golf club with its two championship courses. Barnstaple, the regional centre of North Devon, is approximately 5 miles to the east. Here a wide range of shopping facilities can be found including covered shopping to the town centre at Green Lanes and out of town shopping at Roundswell. There are good social and entertainment facilities including the new North Devon Leisure Centre, whilst also there is also the Tarka Tennis Centre, Scott's Cinema and The Queens Theatre. A regular bus service connects to the beaches, Barnstaple and beyond. There is access to M5 at junction 27 via The North Devon Link Road. There is Tiverton Parkway Rail Station which picks up the direct route to London Paddington. The delightful Tarka rail link connects to Exeter in the south.

We recommend a viewing at the earliest opportunity to avoid disappointment as properties of this nature are always in good demand and are few and far between.

Services

All Mains Connected

Council Tax band

C

EPC Rating

C

Tenure

Freehold

Viewings

Strictly by appointment through Phillips, Smith & Dunn Barnstaple - Lettings branch on

