

PLOT 14

GROUND FLOOR

43.3 msq

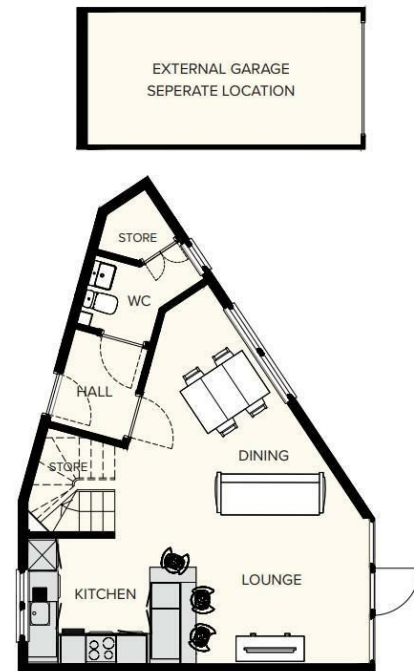
HALL
1.5 x 2.8m

WC
1.5 x 2.1m

KITCHEN
2.5 x 3.3m

DINING / LOUNGE
7.5 x 5.0m

EXTERNAL GARAGE
5.1 x 2.6m



FIRST FLOOR

46.9 msq

BEDROOM 1
2.6 x 5.0m

EN-SUITE
2.5 x 1.6m

BEDROOM 2
3.8 x 2.6m

BEDROOM 3
3.3 x 2.2m

BATHROOM
2.5 x 1.6m



Directions

From Barnstaple proceed on the A361. Continue towards Barnstaple and at the Velator roundabout turn left towards Tesco store. Continue down to the bottom to the next roundabout where you go straight across the roundabout and the development will be found on your left.

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for free!

Call 01271 814114

or email braunton@phillipsland.com

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A 3 Bedroom Detached Home With Outstanding Views

Guide Price

Plot 14, 22 Riversmeet, Velator, Braunton, North Devon, EX33

2EQ

£385,000

- An Ideal 3 Bedroom Detached Home
- High Spec Kitchen & Bathrooms
- Garage & Off-Road Parking
- Designed By Award Winning Architect
- Air Source Heat Pump Water Tank
- 10 Year Build Warranty
- Conveniently Located
- Quality Finishing Throughout
- EPC: B



The open market houses are arranged to maximise the southerly views across the downs with all benefitting from water frontage onto the River Caen and Knowle Water. The rivers add a special dimension to the site with the tide ebbing and flowing and varying depths throughout the year, and with river banks abundant with wildlife such as Otters.

The houses are contemporary in design with white render all with a fully glazed elevation facing toward the view south. They are entered from an attractive paved courtyard with window boxes to break up the pattern of the elevations, making these an attractive feature internally.

The houses are conventionally arranged with living areas on the ground floor and bedrooms above with sloping mono pitch roof. A paved terrace between the living area and the waterfront provides a splendid external dining / barbecue area for the warmer months as a transition between outdoor and indoor living. Bathrooms, stairs and kitchens are planned on the north, non view elevations.

Ample parking is provided in the entrance courtyard, which is landscaped to add to the appealing look of the development.

Services

Mains water & Electric, Electric Heatina

Council Tax band C

EPC Rating

B

Tenure

Freehold

Viewings

Strictly by appointment with the Phillips, Smith & Dunn Branton branch on 01271 814114



Riversmeet is the best positioned new build development in Branton. Riversmeet homes are superbly situated, with unending views of beautiful countryside, combined with a short walk distance to the supermarket, a local gym (the Gym Branton), shops, cafes, doctors, primary and secondary schools, church and only a ten minute drive to one of the best links courses in the UK - the Saunton Golf Club.

Riversmeet is at the starting point to access areas of amazing natural beauty - Crow Point, the Burrows and Saunton Sands and Croyde. The famous Tarka Trail, popular with cyclists and hikers runs adjacent to the site. Another 30 minutes further afield is the spectacular surfing beach at Woolacombe Bay and the dramatic landscapes of Exmoor on the north coast of Devon.



Room list:

Hall
2.8 x 1.5 (9'2" x 4'11")

WC
2.1 x 1.5 (6'10" x 4'11")

Kitchen
3.3 x 2.5 (10'9" x 8'2")

Dining/Lounge
7.5 x 5 (24'7" x 16'4")

External Garage
5.1 x 2.6 (16'8" x 8'6")

Bedroom 1
5 x 2.6 (16'4" x 8'6")

En-Suite
2.5 x 1.6 (8'2" x 5'2")

Bedroom 2
3.8 x 2.6 (12'5" x 8'6")

Bedroom 3
3.3 x 2.2 (10'9" x 7'2")

Bathroom
2.5 x 1.6 (8'2" x 5'2")