

GROUND FLOOR



1ST FLOOR



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## Directions

From Barnstaple proceed on the A361 to Braunton. At Wrafton bear right signposted to Heanton Punchardon and the North Devon Athlete's Track. Continue along this road and proceed to The Williams Arms Pub on the left. Just after the pub, Manor Close will be found on the right hand side with no.1 being the first house.

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## A Delightful 3 Bedroom Family Home

1 Manor Close, Wrafton, Braunton, EX33 2HZ

Guide Price

**£334,950**

- 3 Bedroom Family House
- Excellent Order Throughout
- Double Aspect Living Room
- Superb Kitchen/ Dining Room
- Fully Tiled Bathroom
- UPVc D/G, Gas Central Heating
- Garage & Dedicated Car Space
- Good Size Garden
- Ideal Family Home

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## Room list:

### Hall Area With Cupboard

**Living Room**  
5.17 x 4.33 (16'11" x 14'2")

**Open Plan Kitchen/ Dining Room**  
5 x 2.82 (16'4" x 9'3")

### First Floor Landing With Cupboard

**Bedroom 1**  
3.37 x 2.78 (11'0" x 9'1")

**Bedroom 2**  
3.17 x 2.82 (10'4" x 9'3")

**Bedroom 3**  
3.37 narr 1.79 x 2.26 (11'0" narr 5'10" x 7'4")

### Bathroom

**Good Size Rear Garden & Side Garden Area**

**Garage En Bloc & Dedicated Car Space**

## Overview

This is a very good opportunity to acquire a well presented, modern end of terraced house which offers NO ONWARD CHAIN. This is ideal for a growing family or would suit as a sound buy to let investment. We thoroughly recommend a full internal viewing to appreciate the bright and deceptively spacious rooms and the good, very convenient position it sits in.

The house benefits UPVc double glazing, gas fired radiator central heating and cavity wall insulation. There are many lovely features to the house including a Nest system which remotely controls the heating and hot water systems. The ground floor has attractive oak style flooring and the double aspect living room has a bow window to the front, an usual part square bay window to the side and a multi fuel room heater with slate hearth and backing. The kitchen/ dining room has excellent lighting which includes internal drawer lights. The decoration throughout is very tasteful and finished to a high standard. There are fluted light oak style internal doors and lovely bright rooms.

You enter to the hall area which has a useful cupboard and this is open plan to the living. The good size kitchen/ dining room is very well fitted with sleek handleless units. The matt grey fittings contrast well with the light coloured worksurfaces and oak style flooring. Built in appliances include a microwave, dishwasher and space for a cooker and built in filter fan over. There are kidney swing out units, a pull out larder unit, ceramic sink with spring mixer taps. In all, this is a stylish and workable kitchen which is well laid out.

To the first floor there is a built in cupboard on the landing. The 3 bedrooms are nicely decorated and the 3rd bedroom currently has built in stand up workstation and airing cupboard. There are two further bedrooms and a white bathroom with 3 piece suite. and tiled walls..

To the front of the house is an open plan gravelled area and side garden area making it easy to maintain. There is communal side access which then leads to the level and enclosed rear garden. This has been well laid out with lawns, flower beds, shrubs and an apple tree. There are areas to sit and enjoy the west facing garden and evening sunshine. A short distance away from the property there is a garage en bloc with a further dedicated parking space close by. There is also unrestricted parking in the close.

In all, this really is a wonderful and superbly presented home which will not disappoint. Therefore, we recommend a full viewing to appreciate where the house sits and the lovely accommodation.

The property was built in the 1980's and forms part of the very popular Manor Close cul de sac in Wrafton. These are of similar style and are of traditional cavity construction with attractive rendered elevations under a modern concrete tiled roof.

Manor Close is ideally situated for ease of access to Braunton Academy and Southmead Primary School. Also close by is the renowned Williams Arms Pub/Restaurant and a useful bus stop. Furthermore, there is access to the Tarka Trail which offers many miles of superb walks and bicycling along the Taw Estuary towards Barnstaple and continues over 180 miles around the rugged north Devon coast down to Torrington and Okehampton to the south.

Braunton village is under a mile away and offers an excellent range of amenities including further primary schools, churches, public houses and a good number of local shops and stores. Close by is a Tesco superstore whilst to the village centre is the family run Cawthorne's Store. The bus service connects to the superb sandy beaches at Saunton & Croyde, approximately 4 miles & 6 miles to the west. At Saunton there is also the renowned golf club with two championship courses.

Barnstaple, the regional centre of north Devon, is approximately 4 miles to the east and here a wider range of shopping, leisure and social facilities can be found as well as access onto the North Devon Link Road which connects to the M5 motorway at junction 27. The Tarka Rail Line connects to Exeter in the south and picks up the direct route to London Paddington.

## Services

All Mains Connected

## Council Tax band

C

## EPC Rating

C

## Tenure

Freehold

## Viewings

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

