

GROUND FLOOR
990 sq.ft. (92.0 sq.m.) approx.



TOTAL FLOOR AREA: 990 sq.ft. (92.0 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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Bright 2 Bedroom Apartment

21 Ashton Crescent, Branton, Devon, EX33 1RD

Asking Price

£180,000

- 2 Bright Bedrooms
- Double Glazing & Gas Heating
- Garage With Store & Parking
- Double Aspect Living Room
- Clean Throughout
- No Onward Chain
- Kitchen and Bathroom
- Clothes Drying Area & Shed

Looking to sell? Let us
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Call 01271 814114

or email branton@phillipsland.com

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Room list:

Entrance Hall with stairs to

Landing

Living Room
5.08m x 4.09m (16'7" x 13'5")

Kitchen
3m x 2.52m (9'10" x 8'3")

Bedroom 1
4.10m x 3.56m (13'5" x 11'8")

Bedroom 2
3m x 2.78m (9'10" x 9'1")

Bathroom

Outside

Clothes Drying Area

Outside Store cupboard

Garage
5.07m x 2.52m (16'7" x 8'3")

Satore to Rear of Garag & Car Space

This is an excellent opportunity to acquire a purpose built first floor apartment situated in the ever popular Ashton Crescent location of Braunton. The property offers well proportioned, light and airy rooms and it is sure to suit those persons seeking a home either for first time purchasers, a retirement home or as a lock up and go second home. With gas central heating and double glazing, this is an easy to run home.

An internal viewing is essential to appreciate the accommodation which offers no ongoing chain and therefore, can be occupied with the minimum of delay. The accommodation comprises an entrance hall and landing which leads to good sized double aspect living room. There are 2 bedrooms, the first bedroom has a very useful built in walk in wardrobe. The kitchen has a good run of work surfaces with base and wall units, whilst the bathroom has a white suite and tiled walls around the bath. The property has no garden liabilities but there is a communal clothes drying area and a useful shed/store. There is the distinct advantage that the property benefits from its own garage and off road to the front. To the rear of the garage is a further store area.

This makes for a very comfortable home which can be occupied with the minimum of delay and expense and therefore we recommend a viewing at the earliest opportunity to avoid disappointment.

Ashton Crescent is always a very popular residential location being so convenient to the village centre, but yet tucked away. The development is a mixture of houses, flats and bungalows and connects Chapel Street to Field Lane where there is the cricket ground and social club. Chapel Street leads to Caen Street and the village centre which is easy to walk to. Here there is an excellent range of amenities including health centre, library, churches, public houses and a good number of local shops and stores.

Braunton is ideally situated for easy access to the sandy beaches at Saunton and Croyde approximately 3 & 5 miles to the west. Braunton Burrows is within a short drive. This vast area is the country's targets dune system and is a UNESCO Biosphere. This is a very popular to excerise and walk the dog. Barnstaple, the regional centre of north Devon, is 5 miles to the south east and here a wider range of amenities can be found. There is a brand new leisure centre, Scott's cinema and The Queens Theatre. There is good town centre shopping at Green Lanes and a wide choice of super stores at Roundswell.

The North Devon Link Road coonects to the M5 at junction 27 and The Tarka Train Line takes you to Exeter in the south and this picks up the direct route to London Paddington.

Services

All Mains Connected

Council Tax band

B

EPC Rating

C

Tenure

Leasehold
Balance of 999 year Lease

Viewings

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

