



**35 Furze Park Road, Bratton Fleming, EX31 4TA**

**£210,000**

No onward chain! Three-bedroom end-of-terrace home in the popular village of Bratton Fleming, offering garage and parking, spacious accommodation over three floors and excellent scope to modernise and add value.



### Description

Situated in the popular village of Bratton Fleming, this three-bedroom end-of-terrace home offers well-proportioned accommodation arranged over three floors, together with the benefit of off-road parking and a garage. Having been well maintained over the years, the property would now benefit from updating and modernisation, presenting an excellent opportunity for buyers to personalise the space and potentially enhance value.

A pathway through the front garden leads to a useful entrance porch, ideal for coats and footwear, before opening into the main living accommodation.

The sitting room is a generous and characterful space, featuring exposed beams and a fireplace which forms an attractive focal point. A front-facing window allows for plenty of natural light, creating a comfortable reception room.

To the rear, the kitchen/dining room provides a range of fitted units and ample worktop space, including a breakfast bar area. Patio doors open directly onto the rear courtyard garden, offering scope for buyers to reconfigure or modernise to suit their own style and requirements.

On the first floor are two bedrooms, both of good size and benefiting from built-in storage. The family bathroom is also located on this level and comprises a three-piece suite with shower over the bath.

A further bedroom occupies the second floor, enjoying elevated views across neighbouring rooftops towards open fields beyond, along with additional storage space.

Outside, the front garden is arranged with planting areas and a pathway leading to the entrance. The rear garden is designed for ease of maintenance, laid as a patio courtyard with side access. Please note there is a right of way across a pathway at the bottom of the garden for the neighbouring property.

The home also benefits from an allocated parking space in front of the garage, with additional on-street parking available nearby.

Bratton Fleming is a well-regarded North Devon village offering a primary school, village shop, parish church and active village hall. Barnstaple lies approximately six miles away, providing a wide range of shops, schools and leisure facilities, along with access to the A361 North Devon Link Road. The North Devon coastline and Exmoor National Park are both within easy reach.

Lounge 15'5" x 11'6" (4.70 x 3.53)



Kitchen / Diner 15'5" x 12'2" (4.70 x 3.73)



Bedroom 1 15'5" x 9'6" (4.70 x 2.90)





Bedroom 2 8'7" x 6'9" (2.62 x 2.06)



Garden



Bedroom 3 10'7" x 9'8" (3.23 x 2.95)



Garage



Bathroom 6'0" x 4'3" (1.85 x 1.32)



### Information

Age - 1980

Tenure - Freehold

Heating - LPG Boiler

Drainage - Mains

Windows - UPVC double glazing throughout

Council Tax - Tax band B

EPC Rating - E 40 - Potential to be D 61

Nearest Primary Schools -

Bratton Fleming Primary School - 0.15 mi approx

Nearest Secondary School -

West Buckland School - 4.14 mi approx

Seller's position - Vacant, no onward chain

### Rental Income

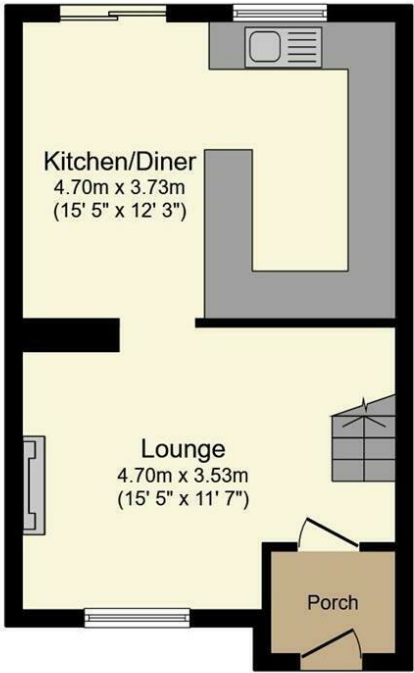
Taking the above into account, our Lettings & Property Management Department advises that an achievable gross monthly rental income is likely to fall within the range of £925pcm - £950pcm, subject to any required works and compliance with legal obligations (accurate as of February 2026). This figure is intended as a general guide only and should not be used for mortgage or financial planning purposes. Rental values are subject to

change, and a formal valuation will be necessary to provide an accurate market appraisal.

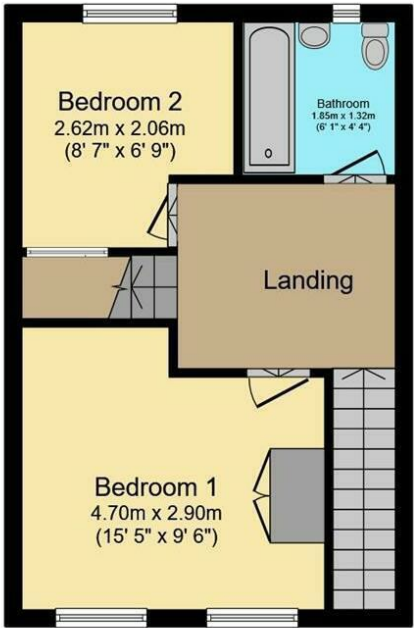
#### Note

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Photos may have been digitally enhanced and edited.

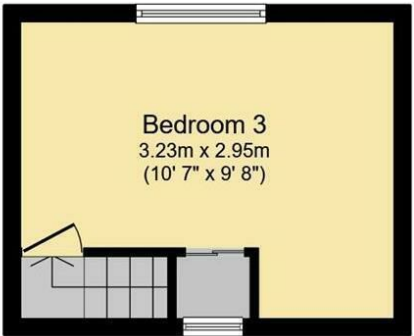
Floor Plan



Ground Floor



First Floor



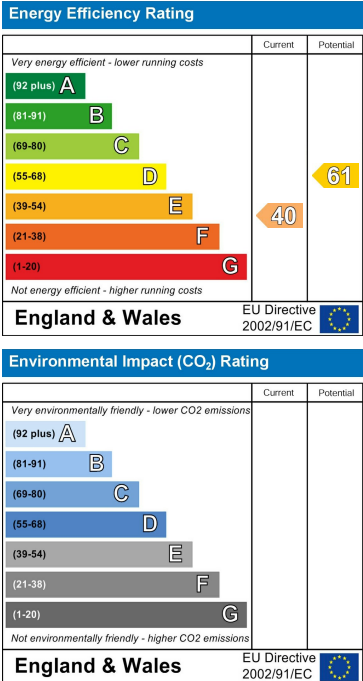
Second Floor

Total floor area 87.6 sq.m. (943 sq.ft.) approx  
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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