

GROUND FLOOR  
757 sq.ft. (70.3 sq.m.) approx.



TOTAL FLOOR AREA: 757 sq.ft. (70.3 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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## Holiday Home Close To The Beach

22 Leadengate Close, Croyde, Braunton, Devon, EX33 1PT

Asking Price

**£365,000**

- 3 Bedroom Holiday Home
- Sun Room With Patio Doors
- Tucked Away Location
- Living Room, Kitchen
- Electric Heating & UPVC D/G
- Easy Garden & Parking
- Bathroom & Cloakroom
- Very Convenient To The Beach
- 10 Month Occupancy

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## Overview

This detached holiday chalet is literally only a few minutes walk from the superb sandy beach and bay at Croyde, one of the most renowned and choice coastal villages in the region. This is a superb opportunity to buy a holiday investment which could produce a valuable and regular income.

The accommodation has electric panel heating and UPVC double glazing and UPVC clad elevations. It is, therefore, easy to run. It occupies a level plot with off road parking and easy to look after lawned garden with decking to the rear. The rooms are light and spacious with a small entrance hall into the living room. This has a door to the inner hall and to the kitchen which then leads to the sun room and then out onto the decking. The sleeping accommodation is off the inner hall with 3 bedrooms a bathroom and useful cloakroom.

A 5 bar gate open to the off road parking to the right hand side of the property. There is parking for 2 cars. Easily manageable lawns surround with decking to the rear from the conservatory.

## Services

Electric, Water & Drainage

## Council Tax band

B

## EPC Rating

F

## Tenure

Freehold

AGENTS NOTE: The contents and furnishings are included in the sale, subject to verification

## Viewings

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



Nestling nicely on the superb north Devon coastline and sandwiched between the other main beaches at Woolacombe, to the north, and Saunton Sands to the south, sits Croyde Bay an Area Of Outstanding Natural Beauty and surrounded by stunning coastline. Croyde has a family friendly sandy beach which also accommodates surfers of al abilities. The beach is patrolled by lifeguards from May to October. The South West Coast Path passes through and, just up the road, is Saunton Golf Club which boasts 2 Championship Links Courses.

Braunton is 5 miles away and connected by a regular bus service. This is considered one of the largest villages in the country and offers excellent facilities and amenities. There is a medical centre, a good choice of pubs, coffee shops, a Tesco super Store and the family run Cawthornes store. There are plenty of places to eat including the highly regarded Squires Fish & Chips and a Thai restaurant.

Barnstaple is the main North Devon town and is 9 miles away from Croyde. Here there are more social and leisure facilities including a new leisure centre, Scott's Cinema, ten pin bowling and The Queen's Theatre. There is covered shopping in the centre at Green Lanes and out of town shopping at Roundswell. There is access on to The North Devon Link Road which give quick access to M5 Motorway at junction 27. The Tarka Rail Line connects to Exeter in the south and this picks up a direct route to London.

All this means that every requirement is met for holiday makers who will want to come and enjoy either a relaxing or an entertaining, fun filled holiday. Therefore, this makes for an ideal investment opportunity which must be seen at the earliest time to avoid disappointment.



## Room list:

### Entrance Porch

### Living Room

4.75 x 3.43 (15'7" x 11'3")

### Kitchen

3.02 x 2.49 (9'10" x 8'2")

### Sun Room

3.52 x 2.99 (11'6" x 9'9")

### Inner Hall

### Bedroom 1

3.95 x 2.78 (12'11" x 9'1")

### Bedroom 2

3.39 x 2.78 (11'1" x 9'1")

### Bedroom 3

3.87 x 1.97 narr 1.06 (12'8" x 6'5" narr 3'5")

### Bathroom

2.48 x 1.42 (8'1" x 4'7")

### Cloakroom