

GROUND FLOOR
774 sq.ft. (71.9 sq.m.) approx.

1ST FLOOR
609 sq.ft. (56.6 sq.m.) approx.



TOTAL FLOOR AREA : 1382 sq.ft. (128.4 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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In Highly Favoured Residential Location

Buena Vista Higher Park Road, Braunton, Devon, EX33 2LG

Asking Price

£699,950

- 4 Bedrooms, 2 Reception Rooms
- UPVc D/G & Gas Heating
- First Time On Market
- Large Hall & Cloakroom
- Requires Upgrading
- NO ONWARD CHAIN
- Kitchen & Bathroom
- Tremendous Potential
- Very Sought After Location

Looking to sell? Let us
value your property
for free!

Call 01271 814114

or email braunton@phillipsland.com

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Room list:

Entrance Hall
4.09 x 3.22 (13'5" x 10'6")

Cloakroom
3.03 x 1.03 (9'11" x 3'4")

Living Room
5.86 x 3.63 (19'2" x 11'10")

Dining Room
3.17 x 3.03 (10'4" x 9'11")

Kitchen
3.61 x 3.50 (11'10" x 11'5")

First Floor Landing & Airing Cupboard

Bedroom 1
3.82 x 3.02 (12'6" x 9'10")

Bedroom 2
3.20 x 3.19 (10'5" x 10'5")

Bedroom 3
3.32 x 2.91 (10'10" x 9'6")

Bedroom 4
2.84 x 2.61 (9'3" x 8'6")

Bathroom
2.56 x 2.10 (8'4" x 6'10")

Garage
5.95 x 2.61 (19'6" x 8'6")

Ample Parking

Good Size South Facing Garden

Large Raised Patio

We are delighted to offer to the open market for the first time since it was built, Buena Vista, a detached 4 bedroom family home which requires some modernisation and improvement. The house was built in 1970/71 to traditional cavity construction with rendered elevations under a concrete tiled roof. We thoroughly advise a full viewing in order to appreciate the well proportioned and bright accommodation, it's potential and the very sought after residential area it is located in..

The house has UPVc double glazing and gas fired central heating. You enter via a large entrance hall with sweeping staircase to the first floor and a cloakroom which could house a shower. The living room has a super southerly aspect down through the garden, whilst double doors open to the dining room. Here there are sliding doors to the large patio and a door to the good size kitchen. To the first floor the landing has an airing cupboard and access to 4 double bedrooms and a large family bathroom.

The house is set slightly down and away from the road making it very private. There is excellent off road parking to the front and access to the detached garage. From here it opens up to the south facing rear garden which is private, enclosed and has a generous raised patio area. The garden is a good size and laid mainly to lawn. There are a number of maturing trees and hedging which provide good privacy.

This is an excellent opportunity to acquire a very pleasant property which offers tremendous potential. It is ideal for those who are looking for a family home upon which they can put their own mark. There is ample space and potential to extend the house (Sub to PP) and should this be done, it would certainly make for a 'Forever Home' in a superb location.

Higher Park Road is a very sought after area and is one of the regions most prestigious residential locations. Buena Vista sits in a very quiet position within a level walk from the village centre. and close to open countryside.

Braunton is considered one of the largest villages in the country and caters well for its inhabitants. There is an excellent range of amenities including primary and secondary schools, medical centre, supermarkets, pubs, churches and a good number of local shops and stores. The village is well located for easy access to the sanding beaches at Croyde and Saunton which are approximately 5 miles to the West. Here there is also the renowned Saunton Golf Club which boasts two championship courses.

Barnstaple, the reginal centre of north Devon, is approximately 5 miles to the East and here a wider range of amenities can be found. Out of town shopping is at Roundswell, where there are a wide choice of superstores, whilst there is covered shopping at Green Lanes to the town centre. Social facilities include a new North Devon Leisure Centre, Tarka Tennis Centre, The Queens Theatre and a cinema.

Access to the M5 Motorway is via the upgraded North Devon Link Road to junction 27 at Tiverton. The Tarka train line runs down to Exeter in the South and this connects to the main line to London Paddington.

Services

All Mains Connected

Council Tax band

F

EPC Rating

TBC

Tenure

Freehold

Viewings

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

