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GROUND FLOOR




1ST FLOOR




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## Directions

From Barnstaple proceed on the A361 to Braunton. Continue on to the very centre of the village at the crossroads and traffic lights turn left signposted to Croyde and Saunton. Continue along this road then take the turning into Kingsacre, on the right. Continue up the hill and take the last turning on the left to Fairlynch Lane. Then turn left into Fairlynch Grove and the House will be in on your left of the cul de sac.

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# An Immaculate 3 Bedroom Family Home

3 Fairlynch Grove, Braunton, EX33 1LU

Guide Price

**£640,000**

- 3 Double Bedrooms, 2 Bathrooms & 1 Cloakroom
- Far Reaching Views
- Mordern Kitchen/Diner
- Garage & Parking for 3 Cars
- Multi Aspect Living Room
- Great Utlity Room
- Short Drive To The Beach
- NO ONWARD CHAIN
- EPC: D

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.
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The property enjoys a highly sought after elevated position at the top of Saunton Park adjoining Fairlynch Lane with far reaching views across the Braunton Burrows and beyond and across the Great Field to the Taw Estuary.

On entering via a useful porch with access to the integral garage, there is a large entrance hall with access to the lounge and kitchen and the downstairs cloakroom. The bright spacious double-aspect lounge features a bow bay window which takes full advantage of the surrounding views. Double doors lead to the open plan kitchen/dining area creating a sociable space ideal for family life and entertaining. An attractive port-hole window and French doors to the rear garden allow plenty of natural light while the well-appointed kitchen provides ample worktop and cupboard space. A separate utility room offers additional practicality as well as direct access to the garden.

Upstairs are three bright and generously sized bedrooms all capable of accommodating King Sized beds. The double aspect master bedroom benefits from an en-suite and built in wardrobes. The other bedrooms share a well appointed 4-piece family bathroom. Useful built in storage completes the first floor.

Outside, the rear garden features a patio area ideal for alfresco dining, with steps leading to an elevated lawn providing a lovely spot to enjoy the evening sun. A spacious and well-positioned family home combining generous accommodation, excellent parking and superb far-reaching views.

## Services

All Mains Connected

## Council Tax band

E

## EPC Rating

D

## Tenure

Freehold





The property enjoys a peaceful position within a quiet cul-de-sac on the north-western edge of Braunton, with Fairlynch Lane and open countryside situated beyond. This side of the village is particularly convenient for those looking to enjoy the North Devon coastline, with the renowned sandy beaches of Croyde and Saunton approximately 3 and 5 miles away respectively. Saunton is also home to its prestigious golf club and two championship courses.

Braunton is a thriving and well-served village offering an excellent range of everyday amenities. These include primary and secondary schools, a medical centre, pubs, restaurants, cafés and a wide selection of independent shops and stores. The internationally renowned Braunton Burrows is also within easy reach, providing miles of scenic walks and access to the surrounding countryside and coastline.

The regional centre of Barnstaple lies approximately 5 miles to the east and provides a more extensive range of shopping, leisure and educational facilities, including Green Lanes Shopping Centre, Roundswell Retail Park and Petroc College. Leisure facilities include the Tarka Leisure Centre, Tarka Tennis Centre, Scott Cinemas and the Queen's Theatre.

For those travelling further afield, the North Devon Link Road provides access towards the M5 at Junction 27, while the Tarka Line offers rail services from Barnstaple to Exeter, with onward mainline connections to London Paddington.

## Room list:

**Entrance Porch**
1.80 x 1.64 (5'10" x 5'4")

**Entrance Hall**
4.26 x 2.41 (13'11" x 7'10")

**Living Room**
5.82 x 4.23 max (19'1" x 13'10" max )

**6.45 max x 4.71 max**

**Utility Room**
2.64 x 2.24 (8'7" x 7'4")

**Bedroom 1**
5.24 max x 4.14 max (17'2" max x 13'6" max)

**Bedroom 1 Ensuite**
2.41 x 1.58 (7'10" x 5'2")

**Bedroom 2**
5.23 x 2.97 (17'1" x 9'8")

**Bedroom 3**
4.37 max x 3.03 max (14'4" max x 9'11" max)

**Bathroom**
2.44 x 2.06 (8'0" x 6'9")

**Garage**
6.36 x 3.03 (20'10" x 9'11")

