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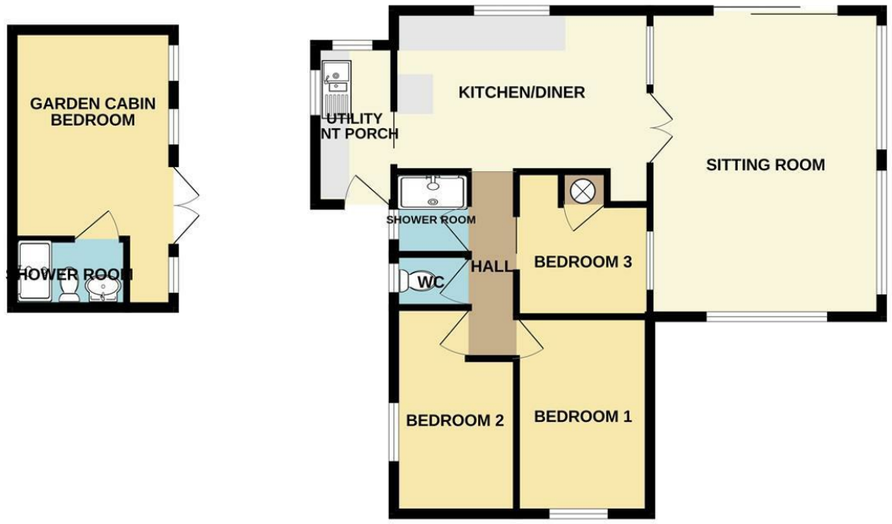
GROUND FLOOR
821 sq.ft. (76.3 sq.m.) approx.



27 LEADENGATE CLOSE, CROYDE

TOTAL FLOOR AREA : 821 sq.ft. (76.3 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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Spacious Holiday Home Retreat 'Short Walk To Beach'

27 Leadengate Close, Croyde, Devon, EX33 1PT

Guide Price
£440,000

- Holiday Home Chalet
- Garden Cabin With Shower Rm
- Ample Off Road Parking
- Large Corner Plot Position
- Spacious Kitchen Diner
- Viewing Absolutely Essential
- Short Walk To Croyde Beach
- Large Sitting Room
- Bucket & Spades, Surfboards strongly advised

Directions

From Braunton Village centre, turn left at the crossroads and lights, sined to Croyde. Stay on this road and continue into Croyde village. Pass Croyde Bay Resort and then West Coyde, also on the left. After 100 yards, turn left into Leadengate Close and proceed to the bottom of the close and bear left at the bottom, proceed all the way to the very end where 'Little Close' is found tucked away in the very far left hand corner of the Cul De Sac.

Looking to sell? Let us value your property for free!
Call 01271 814114
or email braunton@phillipsland.com

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Overview

The property is situated within the popular and sought after Leadengate Close Cul-De-Sac and is surrounded by individual modern dwellings along with original timber style chalets. There is convenient access to Croyde Bay beach being just a short stroll from the property and is accessible via a footpath located at the bottom of the close. situated within this popular and sought after location within Croyde village.

'Little Close' stands on a most impressive level plot and is conveniently located at the far end end of a quiet cul de sac. This delightful holiday home is offered to the market for the first time since 1985 having been a fabulous holiday home retreat for the current owners over the last 41 years!

The property has attractive part elm and larch clad elevations providing a rustic feel, yet has the advantage and benefit of PVC double glazing to the majority (apart from one small window) The property is accessible from the side via an entrance porch/utility room with space and plumbing for washing machine along with a large expanse of working surfaces with inset 1.5 bowl sink unit. A sliding door leads through into the kitchen dining room, this well proportioned room enjoys a pleasant outlook overlooking the rear garden. There are base and wall units with further large section of work surfaces and additional sink unit. There is plumbing for a dishwasher, along with space for a fridge and cooker, there is ample space for a dining set where all the family can gather around. The sitting room enjoys a pleasant triple aspect that allows plenty of natural light to flood into the room and has a sliding patio door that leads directly out into the garden. From the inner hall there is access to the 3 bedrooms, two of which will accommodate a double bed along with a single room currently housing a bunk bed. Furthermore, there is a shower room with wash basin along with a separate WC.

A particular fine feature is the addition of a garden cabin that was installed approximately 3 years ago. This lovely addition provides an extra bedroom along with a modern en suite shower room finished with a white modern suite and aqua paneling.

There are lovely gardens that surround the property on all sides providing a safe environment being child and pet friendly. There is also a gated entrance leading to this large plot providing off road parking for numerous vehicles. There are two garden sheds perfect for those everyday beach essentials and wet suits!

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. 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:

Utility Side Porch
2.74m x 1.35m (9'0 x 4'5)

Kitchen Diner
4.39m x 2.77m (14'5 x 9'1)

Sitting Room
5.28m x 3.99m (17'4 x 13'1)

Inner Hall
3.23m x 0.66m (10'7 x 2'2)

Bedroom 1
3.51m x 2.26m (11'6 x 7'5)

Bedroom 2
3.53m x 2.01m max (11'7 x 6'7 max)

Bedroom 3
2.29m x 1.93m (7'6 x 6'4)

Shower Room
1.42m x 1.22m (4'8 x 4'0)

WC
1.19m x 0.91m (3'11 x 3'0)

Garden Cabin Bedroom
3.48m x 2.77m (11'5 x 9'1)

En Suite Shower Room
2.01m x 1.17m (6'7 x 3'10)

Very Large Plot

Pleasant Corner Position

Short Walk To Beach

Viewing strongly reccomended

Services

Mains electric, drainage & water. Nb water metred.

Council Tax

A

EPC Rating

TBA

Tenure

Freehold

Viewings

Call (01271) 814114 to arrange all viewings.