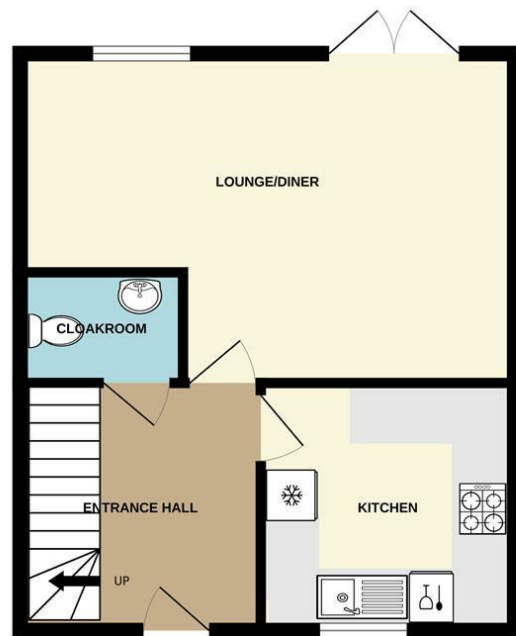
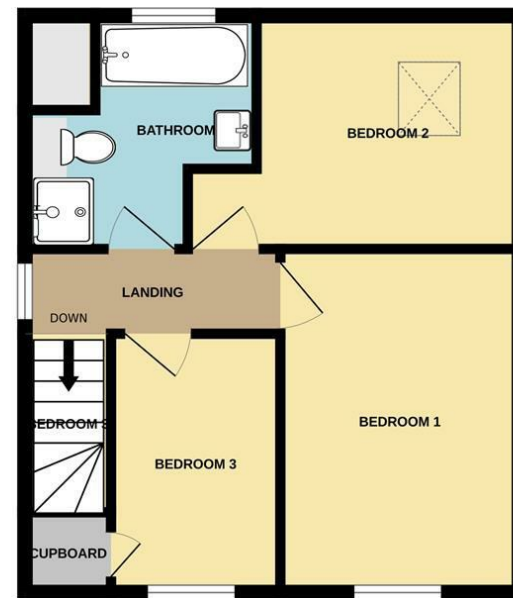


GROUND FLOOR  
410 sq.ft. (38.1 sq.m.) approx.



1ST FLOOR  
410 sq.ft. (38.1 sq.m.) approx.



ST BRANNOCKS VIEW, NORTHDOWN ROAD

TOTAL FLOOR AREA: 820 sq.ft. (76.2 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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## A Very Well Presented 3 Bedroom Home 'Enjoys Fine Views'

St Brannocks View, North Down Road, Braunton, EX33 2EE

**£300,000**  
Guide Price

- Well Presented Family Home
- Spacious Accommodation
- Easy Walk To Village Centre
- Delightful Views
- Elevated Decking Terrace
- Stylish Kitchen & Bathroom
- Viewing Essential
- Perfect First Time Purchase
- EPC: Band B

### Directions

From Barnstaple proceed on the A361 Braunton. Continue to the very centre of Braunton village and at the crossroads and traffic lights turn right into East Street. Continue along East Street proceeding to the top and at the junction, continue directly across into North Down Road, follow the road up where the property 'St Brannocks View' will be found on the left hand side.

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

Call 01271 814114  
or email braunton@phillipsland.com

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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## Room list:

### Entrance Hall

2.79m max x 2.87m (9'2 max x 9'5)

### Living / Dining Room

5.72m x 3.78m (18'9 x 12'5)

### Cloakroom WC

1.60m x 1.14m (5'3 x 3'9)

### Kitchen

2.84m x 2.77m (9'4 x 9'1)

### First Floor

### Landing

### Bedroom 1

3.99m x 2.69m (13'1 x 8'10)

### Bedroom 2

3.66m max x 2.67m (12'0 max x 8'9)

### Bedroom 3

2.90m x 1.91m (9'6 x 6'3)

### Bathroom

2.67m max x 1.68m min (8'9 max x 5'6 min)

### Raised Decked Terrace

### Pleasant Views

### Viewing Essential

Phillips Smith & Dunn are delighted to offer to the market 'St Brannocks View' situated within a elevated yet convenient position being within a few minutes walk to the village centre. This very well presented three-bedroom semi detached modern family home must be viewed to be fully appreciated. The property offers deceptively spacious accommodation and is found to be in excellent order. Briefly comprising, entrance hall with cloakroom WC, well fitted kitchen to include integral appliances, the spacious lounge diner is located to the rear having patio doors that leads out onto a wrap around balcony terrace and enjoys fine views that overlook the village and beyond. Whilst to the first floor there are 3 bedrooms and a 4 piece family bathroom. The agents consider the property an ideal family home, perfect first time purchase opportunity, or would make a fine special lock up and leave bolt hole retreat or investment opportunity.

As you step inside you are welcomed by a bright and practical entrance hall, complete with a cloakroom WC along with useful under-stairs storage – ideal for coats, shoes and all the bits and bobs of busy family life.

The modern kitchen is both stylish and well-equipped, featuring integrated appliances including a dishwasher, fridge/freezer, double oven and hob. With plenty of worktop and cupboard space, it's a great space for cooking, chatting and getting on with day-to-day life.

The open-plan living and dining area is a fantastic and welcoming area to relax and unwind and provides ample space for large sofa and a dining set. Patio doors open directly onto a large wrap around balcony terrace perfect for entertaining and will enjoy sunshine in the warmer months late into evening benefiting from a South Westerly aspect. There are far-reaching views across Branton, including a charming outlook towards St Brannock's Church and the surrounding countryside.

The main bedroom is a generous double with plenty of space for a king-size bed and freestanding furniture, while the second bedroom is another double room that has a skylight allowing natural light to flood into the room. Whilst bedroom 3 is currently set up as a nursery and benefits from a built-in cupboard, making it a great option for a child's room or a home office. The 4 piece family bathroom is well laid out with a bath, separate shower cubicle, WC and wash hand basin – ideal for both quick mornings and relaxed evening soaks.

Get in touch today to arrange your viewing – this is a home that really needs to be seen to be appreciated.

The property offers easy and convenient access to the village centre, Branton is considered one of the largest villages in the country and caters well for its inhabitants with an excellent range of amenities including primary and secondary schooling. There is a large Tesco store and to the village centre is the family run Cawthorne's Store whilst there are other shops, stores and coffee houses available together with Health Centre, library, churches and public houses. Close by is Branton Burrows, a UNESCO site and is the largest dune system in the country. The superb and sandy beaches at Croyde and Saunton are approximately 3 miles to the west, and Saunton also boasts the renowned golf club with its two championship courses.

5 miles to the East and connected by regular bus service, is Barnstaple, the regional centre of North Devon. Here there are further amenities including a newly built Leisure Centre, Tarka Tennis Centre, Scotts Cinema and the Queens Theatre. Furthermore, there is a wider choice of shopping under cover at Green Lanes and out of town shopping at Roundswell. There is access to the North Devon Link Road which offers a convenient route to the M5 motorway at junction 27 and there is also the Tarka Train Line to Exeter in the South which connects to London, Paddington.

## Services

All mains connected

## Council Tax

Band B

## EPC Rating

Band B

## Tenure

Freehold

## Viewings

Please contact the Branton office on (01271) 814114

