



TOTAL FLOOR AREA : 936 sq.ft. (86.9 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 contained have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Directions

From Barnstaple proceed on the A361 to Braunton passing the Chivenor RMB base and proceed on towards the Velator roundabout and continue on towards Braunton. Take the 2nd exit and proceed along Exeter Road and take the 1st turning left into Barton Lane, follow the road down and at the bend bear around to the right and continue ahead for approximately 50 yards where upon the property will be found on the right hand side.

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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**Lovely Home Requiring Improvement**  
Stainburn Barton Lane, Braunton, Devon, EX33 2AY

Asking Price

**£325,000**

- Offering Tremendous Potential
- Ideal Family Home
- Kitchen, Shower Room, Sep W.C.
- Part Electric Heating, D/Glazing
- 2 Off-Road Parking Spaces
- Very Convenient Position
- 3 Bedrooms, 2 Reception Rooms
- Enclosed Garden & Side Access
- EPC: E



**Room list:**

- Entrance Hall**  
4.22 x 1.80 (13'10" x 5'10")
- Sitting Room**  
4.27 intobay x 3.83 (14'0" intobay x 12'6")
- Dining Room**  
3.71 x 3.66 (12'2" x 12'0")
- Kitchen**  
5.05m x narr 2.66 x 3.32 max (16'6" x narr 8'8" x 10'10" max)
- First Floor Landing**
- Bedroom 1**  
3.53 x 3.25 (11'6" x 10'7")
- Bedroom 2**  
3.30 x 3.01 (10'9" x 9'10")
- Bedroom 3**  
2.43 x 2.38 (7'11" x 7'9")
- Shower Room**  
1.85 x 1.68 (6'0" x 5'6")
- Separate W.C**
- Rear Garden With Joint Side Access**
- Block Built Shed**  
3.18 x 1.80 (10'5" x 5'10")
- 2 Car Spaces To The Front**

Stainburn offers tremendous potential for those looking for a comfortable home upon which they can put their own mark. Although the house requires some modernisation but can be lived in and offers a lot of character and homeliness.

There is the benefit of part electric heating and Upvc double glazing. Furthermore, there is off-road parking for 2 cars to the front of the house where there are steps up to the front of the property and a joint access to the side of the house which leads to the rear garden. We thoroughly recommend a full viewing to appreciate what the property has to offer and the very convenient position it sits being close to the village centre.

The house is part of an attractive terrace of similar style houses in the popular location of Barton Lane. The accommodation is arranged over 2 floors and comprises a good size entrance hall with stairs to the first floor. To the front of the house is the sitting room, a lovely room which has a bay window and stripped floor. The dining room is at the back and has a wood burner and a door to the garden. The kitchen is long and opens wider at one end with a stable door to the rear garden. There are 3 first floor bedrooms, a shower room and a separate W.C. Throughout the house there are features which include: stripped floors, picture rails and some ceiling coving.

To the front of the house there is the distinct advantage of 2 off-road parking spaces. The rear garden is a good size and laid patio for easy maintenance and offers a good degree of privacy. To the bottom of the garden, is a very useful block built workshop/shed.

Houses of this nature are few and far between and Stainburn will allow the next owner to place their own mark on the house and so this is an excellent investment opportunity. Therefore, viewing is essential.

Stainburn is situated in the ever popular residential area of Barton Lane. This is a very sought after residential location of similar style properties and offers easy access to primary and secondary schools and the Tesco superstore. Braunton Village is thought to be one of the largest in the country and caters well for its inhabitants and is on an level walk to the village centre and its amenities. These include, medical centre, dentists and vets, public houses, churches and a very good number of local shops, stores and restaurants.

The village is ideally situated for easy access to the North Devon Coastline with its choice of superb, sandy beaches. These include, Saunton Sands, Croyde Bay, Putsborough Sands and Woolacombe, all of which are famed for their excellent surfing waters. Barnstaple, the principle town, is only 5 miles away and connected by a regular bus service. Here there is good covered town centre shopping at Green Lanes, whilst there is out of town shopping at Roundswell. Here there is a wide choice of superstores and other outlets. Other facilities include The North Devon Leisure Centre, Tarka Tennis Centre and Queens Theatre.

From here there is access on to The North Devon Link Road which connects to the M5 motorway at Junction 27. Rail link at Tiverton Parkway connects to London, as does The Tarka Line to Exeter and then direct to London Paddington.



## Services

Water, Drainage & Electric

## Council Tax band

B

## EPC Rating

E

## Tenure

Freehold

## Viewings

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