



33, CAVIE ROAD, BRAUNTON

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First Time On Market in 43 Years

33 Cavie Road, Branton, Devon, EX33 1DX

Asking Price

£495,000

- Extended 5 Bedroom House
- UPVc D/G, Gas Central Heating
- Lovely West Facing Gardens
- 2 Recep. Rooms, 2 Bathrooms
- Garage With Roller Door & Cloaks
- Ideal Family Home
- Kitch/B'kfast room & Utility
- Good Off Road Parking
- Viewing Essential. EPC Band C

Directions

From Barnstaple take the A361 to Branton. Continue to the centre of the village and take the left turn at the centre crossroads signed to Croyde. Continue along and take the right hand turn into Cavie Crescent. Take the immediate left turn into Cavie Road. Follow the road around to the right and continue up and the house is on the left

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or email branton@phillipsland.com

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Room list:
Large Porch
Hall
Lounge 5.07 x 4.63 into bay (16'7" x 15'2" into bay)
Dining Room 4.02 x 2.53 (13'2" x 8'3")
Kitchen/Breakfast Room 5.75 x 3.13 max (18'10" x 10'3" max)
First Floor Landing
Bedroom 1 3.78 x 2.92 (12'4" x 9'6")
Bedroom 2 3.65 x 3 into wardrobes (11'11" x 9'10" into wardrobes)
Bedroom 3 3.62 narr 2.37 x 2.51 (11'10" narr 7'9" x 8'2")
Bedroom 4 3.38 narr 2.46 x 2.44 (11'1" narr 8'0" x 8'0")
Bedroom 5/ Study 2.66 x 1.89 (8'8" x 6'2")
Bathroom 2.26 x 2.03 (7'4" x 6'7")
Shower Room 2.02 narr 1.10 x 1.30 (6'7" narr 3'7" x 4'3")
Integral Garage 6.63 max x2.71 (21'9" max x8'10")
Cloakroom
Utility Area & Workshop 4.95 x 2.24 (16'2" x 7'4")
Good Size Gardens To Front & Rear

This fine and well presented detached house has been thoughtfully extended by the present owners, who have been in residence for well over 40 years. The house offers very spacious and bright accommodation which will ideally suit those who are looking for a family home which also has a generous garden. We highly recommend a full viewing to appreciate what the house has to offer.

The property is of traditional cavity construction with attractive part rendered and part cedral clad elevations under a concrete tiled roof. There is the benefit of gas fired central heating, UPVc double glazing, fascias and rainwater goods, so it is easy to run.

The rooms flow well and you can immediately recognise the space on offer as soon as you enter the house via the very generous entrance porch. This provides plenty of room to de- boot on a wet day and wipe the dog's paws!!! From the hall there is access to the integral garage which has a cloakroom and further access to the extremely useful utility room/ workshop which is a good size, too! The original kitchen area has been pushed out so this creates a breakfast area which has a door to the side. This is well fitted with bright units and built in appliances including double oven, gas hob and dishwasher. The living room has a wide bay window and access to the dining room. To the first floor are 5 bedrooms and the smallest is currently used as a study. There is a family bathroom and a separate shower room.

The house stands on a good size and level plot. There is good off road parking to the front which leads to the integral garage which has an automatic roller door. A small lawn area provides colour and the side access leads to the generous rear garden. This is larger than those in this area and offers a very good degree of privacy. They are very well laid out with a patio area, a clothes drying area and summer house. The lawn has 2 areas laid to chippings and low stone wall and is ideal for flower pots and a mature palm tree. There is a further lawn beyond with another patio with shrub beds and this is a lovely place to enjoy a morning coffee.

In all, we thoroughly recommend this good sized family house which will more than meet the demands of a growing family for many a year, as it has done for the last 43 years.

Services

All Mains Connected

Council Tax

Band D

EPC Rating

Band C

Tenure

Freehold

Viewings

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

