



4 SOUTH VIEW, BRAUNTON
TOTAL FLOOR AREA: 868 sq.ft. (80.7 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 2/3 Bed Semi Detached Family Home

4 South View, Branton, Devon, EX33 2BB

Guide Price

£289,000

- Entrance Porch & Hall
- Kitchen/Breakfast Room
- Double Aspect Living Room
- Bedroom 3 / Study Room
- Family Bathroom
- UPVc D/G & Gas C/H
- Good Sized Rear Garden
- Convenient Position
- EPC: Band TBC

Directions

From Barnstaple proceed on the A361 to Branton. Continue over the roundabout at Velator, taking the next turning left into Barton Lane. Carry on down the hill and the road splits where you take the left hand turn and then immediately left again into South View and follow the road into the cul-de-sac to the left and the property is then found in the corner.

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Call 01271 814114

or email branton@phillipsland.com

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Phillips Smith & Dunn are delighted to offer to the market 4 South View found to be a very well presented 2/3 bedroom semi detached house located in a tucked away position yet within easy walking distance to the village centre.

This delightful home offers comfortable and well-presented accommodation throughout, benefiting from uPVC double glazing, gas-fired central heating, and the added warmth and character of a wood-burning stove in the living room, creating a particularly cosy atmosphere during the cooler months.

The accommodation is well-proportioned and thoughtfully arranged, briefly comprising entrance porch leading into a welcoming entrance hall with a staircase rising to the first floor. From here, access is provided to both the living room and the kitchen/breakfast room. The kitchen has an assortment of base and wall units stylishly finished with navy blue shaker style door fronted units complimented with green modern metro tiles. This flows seamlessly into the double-aspect living room and has direct access leading out into the rear garden, this inviting room has an excellent sociable layout featuring a wood-burning stove that provides a pleasing focal point.

Leading from the kitchen/breakfast room is a useful side lobby, providing additional access to both the front and rear gardens. The lobby also leads to bedroom 3, a versatile room ideally suited as an occasional guest bedroom or ideal as an home office, making the property particularly attractive to those working remotely and require the ability to work from home. An adjoining WC further enhances the practicality of this space.

To the first floor are two generous double bedrooms, both benefiting from built-in storage cupboards. Completing the accommodation is a modern family bathroom fitted with a contemporary white suite.

Outside, the property occupies a good-sized, level plot with a pathway leading to the entrance porch. The rear garden is a particular feature, being predominantly laid to level lawn and enjoying a timber decked seating area positioned in one corner, ideal for outdoor dining and entertaining. Raised flower borders are well stocked with a variety of mature plants and shrubs, providing colour and interest throughout the seasons.

A short distance from the property is unrestricted communal parking, available on a first-come, first-served basis.

South View is a very sought after area of similar properties and is located just off Barton Lane. Only a few minutes walk away are South Mead Primary School and Branton Academy, so getting to school is quick and convenient. The village centre is close to hand and offers a wide range of amenities. A Tesco's super store is also close by, as is the bus stop with its service to the sandy beaches at Croyde and Saunton, 5 miles to the west and Barnstaple, the main north Devon town, 5 miles to the south east.

Branton is considered to be one of the largest villages in the country and is close to Branton Burrows, one of the largest dune systems in the country. It is a UNESCO Heritage Site and offers many square miles of walking dogs etc. Barnstaple is approximately 5 miles away and here a wide range of amenities can be found including banking, covered shopping in the town centre at Green Lanes and out of town shopping at Roundswell. There are excellent leisure facilities with a new Leisure Centre, Tarka Tennis Centre and also the Queens Theatre and Scotts Cinema. Saunton offers the renowned golf club with its 2 championship courses.

There is access onto The North Devon Link Road which provides a convenient route to the M5 motorway at junction 27 whilst The Tarka Train Line connects to Exeter in south which then picks up the main route to London.

Room list:

Entrance Porch
1.32m x 0.94m (4'4 x 3'1)

Entrance Hall
3.35m x 1.78m (11'0 x 5'10)

Living Room
5.02m x 3.62m (16'5" x 11'10")

Kitchen/Breakfast Room
3.31m x 3.05m (10'10" x 10'0")

Side Porch
2.95m x 1.14m (9'8 x 3'9)

Bedroom 3- Home Office
3.38m x 1.85m (11'1 x 6'1)

First Floor Landing

Bedroom 1
3.38m x 3.33m (11'1" x 10'11")

Bedroom 2
3.10m x 2.64m (10'2" x 8'8")

Family Bathroom
3.48m x 1.50m (11'5 x 4'11)

Lovely Family Home

Good sized level rear garden

Viewing Essential

Services

All mains connected.

Council Tax

Band: B

EPC Rating

To be confirmed.

Tenure

Freehold

Viewings

Please contact the Branton office on (01271) 814114

