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## Superbly Presented 2 Bedroom Modern House

Guide Price

28 Hart Manor, Wrafton, Braunton, Devon, EX33 2DS

**£265,000**

- 2 Bedroom House
- Majority Double Glazing
- Sunny Aspect Garden
- EPC: C
- Popular Location
- Spacious Lounge Diner
- Ideal First Time Home
- Superbly Presented Throughout
- Gas Central Heating
- Sound Investment Opportunity

### Directions

From Barnstaple proceed along the A361 towards Braunton. On entering Wrafton turn left opposite the Williams Arms Public House and continue down the road passing the British Legion, take the first right into Velator Road and proceed ahead. Take the first left signposted to Barn Park 'Vehicles footpath to Hart Manor' this will lead to an area of car parking served on a first come first served basis. There is a footpath that connects to Hart Manor which bends around to the right, proceed down the footpath where the property is found after a short distance on the left hand side.

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

Call 01271 814114

or email braunton@phillipsland.com

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## Room list:

**Entrance Hall**  
4.93m x 1.70m (16'2 x 5'7)

**Lounge Diner**  
6.83m x 3.38m narrows to 2.57m  
(22'5 x 11'1 narrows to 8'5)

**Kitchen**  
3.28m x 2.57m (10'9 x 8'5)

**First Floor**

**Landing**

**Bedroom 1**  
4.29m x 2.82m (14'1 x 9'3)

**Bedroom 2**  
3.89m x 2.54m (12'9 x 8'4)

**Bathroom**  
1.68m x 1.50m (5'6 x 4'11)

**WC**  
1.68m x 0.74m (5'6 x 2'5)

**Garden Store**  
3.05m x 1.83m approx (10'0 x 6'0 approx)

**Very Well Presented**

**Must Be Viewed**

**South Facing Garden**

## Overview

Phillips Smith & Dunn are delighted to offer to the market this superbly presented and deceptively spacious 2 bedroom mid terrace modern house situated within a pleasant cul de sac position. The property is considered an ideal as a first time purchase or alternatively as a sound buy to let investment opportunity that will generate a sound and steady income stream. The property benefits from PVC double glazing to the majority (apart from hall window) and has gas fired radiator central heating furthermore, is found to be tastefully decorated throughout. The current owner occupiers have made numerous improvements having updated and modernized the property over recent years and now provides extremely comfortable living accommodation.

Briefly the internal accommodation comprises, storm porch leading into the inner hall with riven slate effect tiled floor with staircase rising to the first floor. The dual aspect lounge diner is a well proportioned room with pleasant outlook overlooking the front and rear gardens, door leading through to the kitchen. The kitchen has an arrangement of base and wall units with inset sink unit with part tiled walls. There is space for a fridge freezer and space for range cooker. Cupboard housing wall mounted Baxi boiler serving central heating system. From the kitchen there is direct access which leads out into the sunny South facing garden.

To the first floor there are 2 double bedrooms, bedroom one having an alcove over the stairwell which could be adapted to create a built in wardrobe if required. The bathroom has a bath with shower mixer and screen, with inset wash basin onto vanity unit. There are part tiled walls and stylish black sanitary ware. A separate WC is located to the side whereby it is likely that there is potential to remove the partition wall to create a larger bathroom if required.

Properties such as these are in strong demand therefore, the agents advise an early inspection to avoid disappointment.

## Garden & Situation

Directly to the front is a small level lawn with established plants and shrubs with central pathway leading to the front door under a storm porch. The sunny South facing rear garden is fully enclosed therefore, child and pet friendly and enjoys a high degree of privacy and sunshine throughout the day. There is a level lawn with flower borders stocked with plants and shrubs. There is space for a dining set providing the perfect place to relax and unwind with established wisteria shrub providing a lovely focal point. A central pathway leads down through the garden leading to a further seating area with built in bench seating and timber pergola. This area of the garden enjoys a good degree of privacy. Located to the far end is a garden is a space for raised vegetable beds perfect for those green finger enthusiasts. Useful workshop/store measuring 10'0 x 5'2 perfect for those garden essentials. There is also the benefit of a further means of access to and from the property via a timber rear gate.

The property stands within a tucked away cul de sac position and is surrounded by similar style dwellings, there is communal parking within the close served on a first come first served basis. Wrafton is a small village to the edge of Branton and the property is within a few minutes walk of the renowned Williams Arms pub/restaurant, well known for its great food. Within an easy walk is Southmead Primary School, Branton Academy and a bus stop. Branton village is close by and offers excellent amenities to cater for everyday needs. Tesco's superstore is conveniently situated as is access to the South West Coast Path which offers many miles of delightful walks and cycling beside the estuary. The Quay Café is also here and offers a welcome break after an active day on your bicycle.

The sandy beaches at Croyde and Saunton are approximately 4 miles distant and connected by the regular bus service. Saunton also offers the renowned golf club with its two championship courses whilst Barnstaple, the regional centre of North Devon, is about 4 miles to the east. Here there are excellent shopping facilities at Green Lanes in the town centre and out of town shopping at Roundswell. The North Devon Link Road provides a convenient route to the M5 motorway at junction 27 and the Tarka Rail Line connects to Exeter in the south which picks up the main route to London Paddington.

## Services

All mains connected.

## Council Tax

Band: B

## EPC Rating

Band: C

## Tenure

Freehold

## Viewings

Contact the Branton office on 01271 814114

