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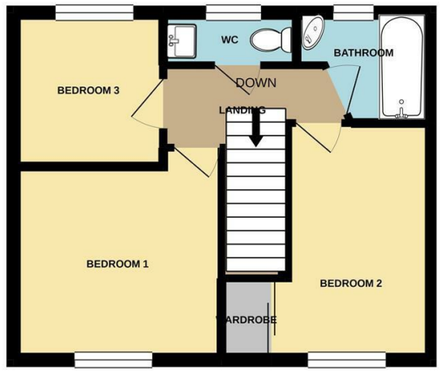
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GROUND FLOOR
414 sq.ft. (38.4 sq.m.) approx.




1ST FLOOR
371 sq.ft. (34.5 sq.m.) approx.




TOTAL FLOOR AREA : 785 sq.ft. (72.9 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 shown 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 towards Braunton and at the Chivenor RMB roundabout turn left and then take the first turning onto Hawkridge Road following the road around as it become Torridge Road, the road will bear around to the left and continue along Torridge Road procced ahead for approximately 100 yards where the property will be found at the end of the terrace on your 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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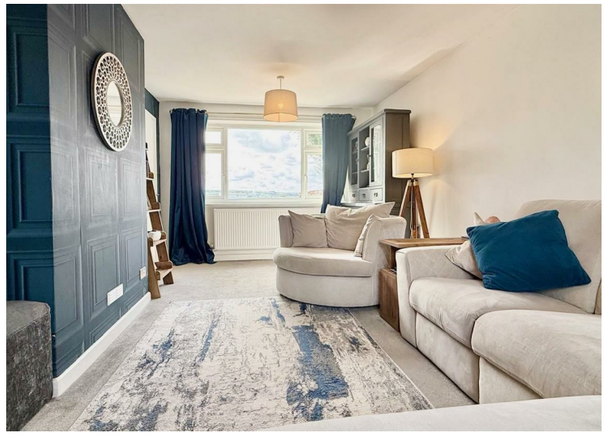
# Very Well Presented 3 Bedroom End Of Terrace House

61 Torridge Road, Chivenor, Braunton, Devon, EX31 4BG

**£274,000** Guide Price

- Splendid Family Home
- 3 Bedrooms
- Enclosed Spacious Gardens
- Well Presented Throughout
- Stylish Modern Kitchen
- 2 Designated Parking Spaces
- End Of Terrace House
- Dual Aspect Sitting Room
- EPC - D





# Overview

Phillips Smith & Dunn are delighted to the market this extremely well presented and much improved 3 bedroom end of terrace family home. Only upon inspection can this splendid home be truly admired and appreciated. The property has been the subject of updating and modernising over recent years and has been finished with a high level of quality fixtures and fittings. The property occupies an enviable South facing corner plot position at the end of the terrace and benefits from PVC double glazing throughout, gas central heating and externally has brick and tiled hung elevations therefore, requires the minimum of maintenance.

The agents consider the property lends itself to a good number of buyers to include those seeking an ideal 'first time purchase' or principle home, alternatively it would be of particular interest to those purchasers looking for a buy to let investment opportunity from which an excellent income stream can be generated.

A particular fine feature is the fully enclosed rear garden which has been thoughtfully planned and hard landscaped with easy maintenance in mind, This impressive home has undergone numerous improvements over recent years to provide extremely well planned and comfortable accommodation therefore, an internal inspection is paramount.

Briefly the internal accommodation comprises, entrance door leads into the entrance porch with attractive wall tiles, door leading through to the inner hall with staircase rising to the first floor. The dual aspect sitting room is a bright and spacious room and enjoys a pleasant outlook overlooking the front and rear garden. The contemporary kitchen has been stylishly finished with matt dove grey door units and is complimented with a large expanse of slim profile working surfaces, with inset sink unit, gas hob and oven below, there is an integral dishwasher and inset microwave. Cupboard housing Vaillant gas combi boiler serving the central heating system. There are attractive metro wall tiles and tiled flooring which flows through to the dining room, this well proportioned room also enjoys a pleasant outlook to the front. To the first floor there are 3 bedrooms, the two bedrooms at the front are good double rooms. Bedroom one has an assortment of well fitted bedroom furniture. Bedroom two has a fitted wardrobe to recess with mirror fronted sliding doors. Whilst bedroom three to the rear has a fitted bookshelf and overlooks the rear garden. The family bathroom comprises of a white modern suite with shower P bath, and corner wash basin inset onto vanity unit, this has been smartly finished with marble effect tiled floor and walls, and also has a useful storage cupboard. The adjoining separate WC has been finished in the same style with attractive wall tiles maintaining uniformity.

Properties of this nature are always in very good demand therefore, we recommend an internal viewing at the earliest opportunity to appreciate this well presented and deceptively spacious home.

## Services
All mains connected

## Council Tax
Band: B

## EPC Rating
Band: TBC

## Tenure
Freehold

## Charges
£110 PCM.

## Viewings
By appointment with the Braunton office.
Please call us on (01271) 814114





# Outside & Situation

Directly to the front of the property is a fully enclosed low maintenance garden laid to the majority with stone chippings along with a paved path leading to the front door. The garden enjoys a Southerly facing aspect therefore, enjoys a high degree of sunshine throughout the day. Timber feather edged fencing encloses the garden along with a useful timber gate providing access to the side and rear garden. The rear garden has been thoughtfully landscaped that requires the minimum of maintenance and fuss, finished with stone chippings and paved patio to the majority along with a small level lawn. The garden provides numerous places to sit and enjoy the sun throughout different times of the day and enjoys a good degree of privacy and being fully enclosed therefore child and pet friendly. To the rear is a pedestrian gate leading to the rear of the property where there are 2 designated car parking spaces.

The property is conveniently situated approximately 1 mile from the village of Braunton which is easily accessible, a regular bus service operates with connecting links to Braunton and Barnstaple, along with the Tarka Trail situated within a few yards of the property. This offers access to both Braunton village with its excellent amenities including primary and secondary schooling and the market town of Barnstaple which is approximately 4 miles to the south east. Here there are a wider range of amenities available as well as access to the North Devon Link Road which provides a convenient route to the M5 motorways. Braunton also offers public houses, churches, excellent range of shops and stores and Tesco store. A further 5 miles from Braunton are the sandy beaches of Croyde and Saunton and the Tarka Trail is on hand which offers excellent cycling and walking facilities.



# Room list:

**Entrance Porch**
1.40m x 0.99m (4'7 x 3'3)

**Entrance Hall**

**Sitting Room**
5.36m max x 4.19m max (17'7 max x 13'9 max )

**Kitchen**
3.25m x 2.18m (10'8 x 7'2)

**Dining Room**
3.45m x 2.13m (11'4 x 7'0)

**First Floor**

**Landing**

**Bedroom 1**
3.05m x 2.90m (10'0 x 9'6)

**Bedroom 2**
3.66m x 2.87m max narrows to 2.26m (12'0 x 9'5 max narrows to 7'5)

**Bedroom 3**
2.31m x 2.29m (7'7 x 7'6)

**WC**
1.50m x 0.71m (4'11 x 2'4)

**Bathroom**
1.75m x 1.65m (5'9 x 5'5)

**Fully Double Glazed**

**Superbly Presented Home**

**Ideal First Time Purchase**