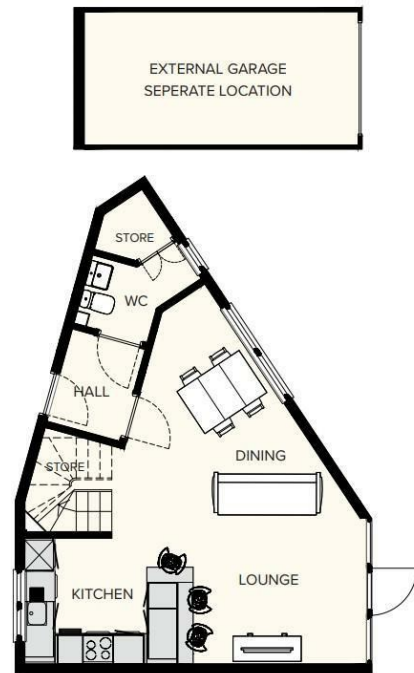


**PLOT 14**

**GROUND FLOOR**

- 43.3 msq
- HALL  
1.5 x 2.8m
- WC  
1.5 x 2.1m
- KITCHEN  
2.5 x 3.3m
- DINING / LOUNGE  
7.5 x 5.0m
- EXTERNAL GARAGE  
5.1 x 2.6m



**FIRST FLOOR**

- 46.9 msq
- BEDROOM 1  
2.6 x 5.0m
- EN-SUITE  
2.5 x 1.6m
- BEDROOM 2  
3.8 x 2.6m
- BEDROOM 3  
3.3 x 2.2m
- BATHROOM  
2.5 x 1.6m



**A 3 Bedroom Detached Home With Outstanding Views**

Guide Price

Plot 14, 22 Riversmeet, Velator, Braunton, North Devon, EX33

**£385,000**

- An Ideal 3 Bedroom Detached Home
- Designed By Award Winning Architect
- Conveniently Located
- High Spec Kitchen & Bathrooms
- Air Source Heat Pump Water Tank
- Quality Finishing Throughout
- Garage & Off-Road Parking
- 10 Year Build Warranty
- EPC: B

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

Call 01271 814114  
or email braunton@phillipsland.com

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.  
Copyright 2016 Phillips Smith & Dunn. All rights reserved. Phillips Smith & Dunn is a name of P. S. & D. Limited.  
Our company registration number is 04753854 and we are registered in England and Wales.



## Room list:

**Hall**  
2.8 x 1.5 (9'2" x 4'11")

**WC**  
2.1 x 1.5 (6'10" x 4'11")

**Kitchen**  
3.3 x 2.5 (10'9" x 8'2")

**Dining/Lounge**  
7.5 x 5 (24'7" x 16'4")

**External Garage**  
5.1 x 2.6 (16'8" x 8'6")

**Bedroom 1**  
5 x 2.6 (16'4" x 8'6")

**En-Suite**  
2.5 x 1.6 (8'2" x 5'2")

**Bedroom 2**  
3.8 x 2.6 (12'5" x 8'6")

**Bedroom 3**  
3.3 x 2.2 (10'9" x 7'2")

**Bathroom**  
2.5 x 1.6 (8'2" x 5'2")



Riversmeet is the best positioned new build development in Braunton. Riversmeet homes are superbly situated, with unending views of beautiful countryside, combined with a short walk distance to the supermarket, a local gym (the Gym Braunton), shops, cafes, doctors, primary and secondary schools, church and only a ten minute drive to one of the best links courses in the UK - the Saunton Golf Club.

Riversmeet is at the starting point to access areas of amazing natural beauty - Crow Point, the Burrows and Saunton Sands and Croyde. The famous Tarka Trail, popular with cyclists and hikers runs adjacent to the site. Another 30 minutes further afield is the spectacular surfing beach at Woolacombe Bay and the dramatic landscapes of Exmoor on the north coast of Devon.

The open market houses are arranged to maximise the southerly views across the downs with all benefitting from water frontage onto the River Caen and Knowle Water. The rivers add a special dimension to the site with the tide ebbing and flowing and varying depths throughout the year, and with river banks abundant with wildlife such as Otters.

The houses are contemporary in design with white render all with a fully glazed elevation facing toward the view south. They are entered from an attractive paved courtyard with window boxes to break up the pattern of the elevations, making these an attractive feature internally.

The houses are conventionally arranged with living areas on the ground floor and bedrooms above with sloping mono pitch roof. A paved terrace between the living area and the waterfront provides a splendid external dining / barbecue area for the warmer months as a transition between outdoor and indoor living. Bathrooms, stairs and kitchens are planned on the north, non view elevations.

Ample parking is provided in the entrance courtyard, which is landscaped to add to the appealing look of the development.



## Services

Mains water & Electric, Electric Heating

## Council Tax band

New Build

## EPC Rating

B

## Tenure

Freehold

## Viewings

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

