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A 2 Bedroom Home Ideal For First Time Buyers Asking Price
7 Homer Road, Braunton, EX33 1DS **£275,000**

- Immaculate 2 Bedroom House
- Ideal For First Time Buyers
- Light Sitting Room
- Well Appointed Kitchen
- Family Bathroom
- uPVC D/G & Gas Central Heating
- Easy To Maintain Garden
- Garage With Door To Garden
- NO ONWARD CHAIN

Looking to sell? Let us value your property for free!
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Directions
From Barnstaple proceed along the A361 to Braunton. Continue to the very centre of the village and at the crossroads and traffic lights turn left signposted to Croyde and Saunton. Continue along this road, past our office on the right, and continue out towards Croyde. Turn right into Dune View Road and proceed to the very top of the road. Here turn left and continue along Homer Road and after a short distance the property will then be found on the left hand side.

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Entrance Hall

Living Room
4.17 x 3.04 max (13'8" x 9'11" max)

Kitchen
4.97 x 2.57 max (16'3" x 8'5" max)

Bedroom 1
4.98 x 2.85 (16'4" x 9'4")

Bedroom 2
3.68 max x 2.73 (12'0" max x 8'11")

Bathroom
2.09 x 1.68 (6'10" x 5'6")

Enclosed Front & Rear Gardens

Garage with access via the Garden

NO ONWARD CHAIN!



The house is situated to the west side of Braunton to the end of Homer Road which comprises similar style bungalows and houses and which form part of Saunton Park. This means access to the fine, sandy beaches at Saunton and Croyde is most convenient. These beaches are renowned for their quality of surf and are connected by a regular bus service which stops at the end of the road. Saunton also offers the Golf Club with 2 championship courses. Close by is the Pixie Dell Convenience Store and Kingsacre primary school. Also a few minutes drive away is Braunton Burrows, a UNESCO Biosphere in an AONB. This is the largest sand dune system in England which offers a huge area ideal for exercise and dog walking.

Situated in one of Braunton's most sought-after residential locations, 7 Homer Road is a beautifully presented two-bedroom terraced home offering comfortable, light-filled accommodation throughout. Available with the advantage of no onward chain, this attractive property is perfectly suited to first-time buyers, downsizers, or those seeking a ready-to-move-into home in a convenient village setting. The property also benefits from gas central heating.

Approaching the property, you are welcomed by an enclosed front garden, providing an attractive approach and a pleasant outlook from the living room.

Stepping inside, the entrance hallway is a good size for coats, shoes etc. To the front of the property is a bright and inviting living room, enjoying plenty of natural light through the large front-facing window and offering a comfortable space to relax and entertain. To the rear, the stylish kitchen has been thoughtfully updated and features a range of contemporary units, generous worktop space, a 1.5 bowl sink, Slimline dishwasher, electric hob and inset double oven. The kitchen enjoys a pleasant outlook over the south-facing rear garden. Throughout the accommodation you have 3 useful storage cupboards.

The first floor comprises two well-proportioned double bedrooms, both offering excellent space and natural light. Completing the accommodation is a modern family bathroom fitted with a white suite including bath with electric shower over, electric heated towel rail, wash hand basin and WC.

Externally, the property continues to impress with a private and enclosed south-facing rear garden, designed for ease of maintenance and enjoying a sunny aspect throughout much of the day. A particular feature is the garage, which benefits from power, lighting and external water supply in garage, patio and is conveniently accessed from the garden. There is also rear side pedestrian access to the garden.

Combining a popular Braunton location, well-presented accommodation, south-facing garden and the advantage of no onward chain, and on street parking. This is a fantastic opportunity for a wide range of purchasers and an early viewing is highly recommended.

Braunton is considered one of the largest in the country and the centre is an invigorating but level walk away. There is a wide range of amenities including churches, pubs, coffee shops, restaurants and a wide choice of local shops and stores. There is a Tesco super store and the family run Cawthorne's store in the village centre as well as butcher, greengrocer and hardware store.

Barnstaple, the main north Devon town, is 5 miles away and connected by the bus service. Here there is a wider choice of shopping, leisure and social facilities including covered town centre shopping at Green Lanes and out of town shopping at Roundswell. There is a brand new leisure centre, Tarka Tennis, The Queen's Theatre and Scott's cinema.

Access to the M5 Motorway is via The North Devon Link Road at Junction 27. The Tarka rail line connects to Exeter which picks up the direct route to London

Services

All mains connected.

Council Tax band

B

EPC Rating

C

Tenure

Freehold

