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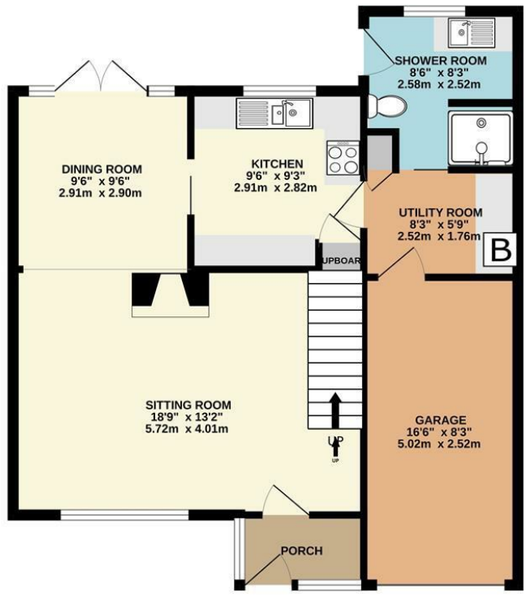
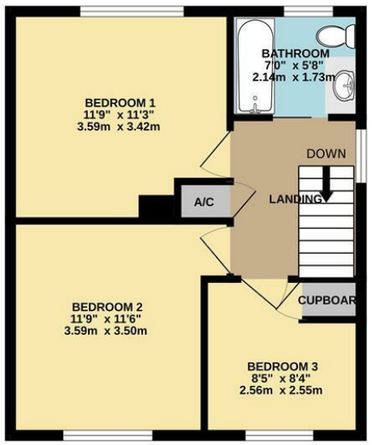
GROUND FLOOR



1ST FLOOR



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 along the A361 to Braunton. At Wrafton, bear right, signposted to Heaton Punchardon & North Devon Athletics Track. Go past Southmead Primary School on the right and Braunton Achadamy on the left. Continue along this road to the mini roundabout and turn right into Lower Park Road. Follow this road along and turn right into Barnfield Close (opposite Tyspane Nursing Home). Proceed down the road and the house is 1st on the left.

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

Call 01271 814114

or email braunton@phillipsland.com

An Extremely Well Presented Family Home

1 Barnfield Close, Braunton, Devon, EX33 2HL

Asking Price

£459,950

- Immaculate 3 Bedroom House
- Shower Room & Family Bathroom
- Delightful Gardens
- 2 Reception Rooms
- uPVC D/G, Gas Fired Heating
- Ideal Family Home
- Kitchen & Utility Room
- Garage & 2 Car Spaces
- Very Popular Location

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Braunton 01271 814114 • Barnstaple 01271 327878
www.phillipsland.com braunton@phillipsland.com

We are delighted to be able to offer this extremely well looked after, link detached house. This is an ideal family home which offers very comfortable accommodation which has uPVC double glazing and gas fired central heating with a renewed boiler. A full viewing is esstial to appreciate the bright and airey rooms and the wondeful, level gardens.

The front porch opens to the good size sitting room which has a gas fire. The room opens to the dining room which has French doors out to the rear garden. These allow maximum light in and they really feel as if the garden comes into the house. A sliding door takes you toi the kitchen, which is nicely fitted with a range of units, work surfaces plumbing for a dishwasher, hob and oven below. Plumbing for the washing machine is in the utility room with access to the attached garage. The utility opns to the shower room which also has a sink and door to the garden. This space is ideal to de sand from a long day at the beach. There are 3 good size bedrooms and a well apppointed family bathroom.

The property stands on a level plot with 2 off road parking spaces to the front. There is a lawn front garden with lavender beds and a side gravelled side area and gate to the rear garden. This is a wonderful space which offers a good degree of privacy. There is a rear patio which sweeps up to the lovely summerhouse, to the side of which is a small patio area. This is a great area to sit and enjoy this peaceful neighbourhood. There is a central lawn with very well stocked flower and shrub boarders. To the side of the house is an area ideal for bin storage.

The house is of trational cavity construction with brick elevations under a tiled roof. Barnfield Close is to the east side of the village and has easy access to the village centre and its amenities. Properties in this area are always in demand - we recently sold the house next door - as the houses have good distance between them which gives a good feel of space.

We reccommend a full viewing to appreciate what the property has to offer and early, to avoid dissappointment.

Services
All Mains Connected

Council Tax band
D

EPC Rating
C

Tenure
Freehold

Viewings
Strictly by appointment through Phillips, Smith & Dunn Braunton branch on
01271 814114

The property forms part of the popular Barnfield Close area, just off Lower Park Road which is to the south eastern side of Braunton village. The area comprises bungalows in the main but there are some similar style houses dotted about, some of which have been extended.

The village centre is within a convenient walk and offers an excellent range of amenities . Braunton is considered one of the largest villages in the country and so caters well for its inhabitants. There are 3 primary schools and a secondary school. These are close by, along with a good number of local shops and businesses, a Tesco Superstore, churches, public houses and numerous restaurants and coffee shops.

Braunton is a very sought after village being ideally located for easy access to the sandy beaches at Saunton & Croyde, which are 3 & 5 miles to the west. Saunton also boasts its renowned golf club, with its two championship courses. Braunton Burrows is close by, which is the lagest dune system in England an a UNESCO site. This is a wonderful are to take the dog for a walk and get some excersise.

Barnstaple, the regional centre of North Devon, is 5 miles to the east and here a wider range of amenities can be found. There is good town centre shopping at Green Lanes and out of town shopping at Roundswell where there are a good choice of supermarkets. There is a brand new leisure center, Tarka Tennis Centre, The Queens Theatre and a cinema.

The north Devon Link Road provides an easy rout to M5 Motorway at Juncton 27. The Tarka Rail Line connects to Exeter in the south and this picks up a direct route to London Paddington.

Room list:

Entrance Porch
2.03 x1.04 (6'7" x3'4")

Sitting Room
4.65 x 4.19 (15'3" x 13'8")

Dining Room
3.06 x 2.72 (10'0" x 8'11")

Kitchen
3.01 x 2.83 (9'10" x 9'3")

Utility Room
2.30 x 1.74 (7'6" x 5'8")

Shower Room

First Floor Landing

Bedroom 1
3.66 x 3.62 (12'0" x 11'10")

Bedroom 2
3.67 x 3.17 (12'0" x 10'4")

Bedroom 3
2.67 narr 1.91 x 2.48 (8'9" narr 6'3" x 8'1")

Family Bathroom
1.98 x 1.17 (6'5" x 3'10")

Garage
5.16 x 2.51 (16'11" x 8'2")

2 Off Road Parking Spoaces and Front Garden

Superb Rear Garden. Very Well tended & Stocked

Summer House