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GROUND FLOOR

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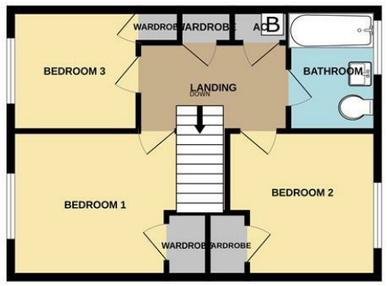

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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A Well Presented 3 Bedroom Family Home

8 Velator Drive, Velator, Braunton, EX33 2HU

Offers In The Region Of
£379,950

- 3 Bedrooms With Built In Wardrobes
- Living Room & Conservatory
- Very Sought After Location
- Immaculate Throughout
- UPVc D/G & Gas Central Heating
- Viewing Is Essential To Appreciate
- Well Fitted Kitchen & Bathroom
- Ideal Family House
- EPC: D

Directions

From Barnstaple, proceed along the A361 towards Braunton. At the roundabout just after Wrafton turn left into Velator Way signposted towards Velator, at the next roundabout with The Quay cafe facing you turn left into Velator Road and proceed a short distance taking the next left turning left into Velator Close, proceed into the close taking the first left hand turning into Velator Drive, take a left and the property will be found on the corner on your right.

Looking to sell? Let us value your property for free!
Call 01271 814114
or email braunton@phillipsland.com

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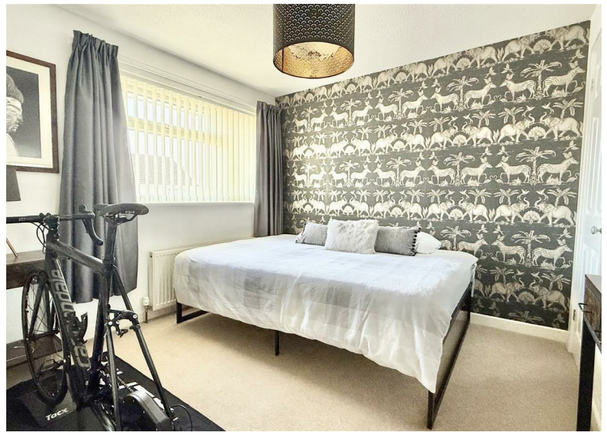
Braunton 01271 814114 • Barnstaple 01271 327878
www.phillipsland.com braunton@phillipsland.com



For those looking for a home which can be occupied with the minimum of expenditure and in a pleasant, tucked away position, then this vey well presented house could be the one! Only with a full viewing can this be appreciated.

Built around 1980 by Lovell Homes to traditional cavity construction, this attractive home has pleasing rendered elevations with part PVc cladding and some exposed stonework. There is the benefit of gas fired central heating and UPVc double glazing. This will be ideal for a growing family as it is convenient to schools and the Tesco superstore. However, as it forms part of this very sought after cul de sac, it benefits from a quiet tucked away position.

The rooms flow nicely and every room is bright and cheerful. There is very good storage with each bedroom having a wardrobe and the hall has a store cupboard. The living room has an electric fire focal point and a door which opens into the lovely conservatory. This is a super place to sit and unwind as you look down through the garden. The kitchen is well fitted with a good range of units and a double oven and gas hob. Conveniently, there is a door into the garage which also has a cloakroom.

To the first floor is another useful store cupboard and separate airing cupboard. There are 3 good size bedrooms and a nicely appointed white bathroom with tiled floor in contrasting black.

To the front of the house are 2 off road bricked parking spaces which lead to the integral garage. The house sits on a good size, level plot. The gardens are amazing!!! There is a side lawn with flower and shrub beds. This is south facing so gets the sun all day. The conservatory is to the rear and opens onto a good size sunny patio.

We thoroughly recommend a full viewing at the earliest opportunity to avoid disappointment. as houses of this quality are few and far between.

Velator Drive is a very popular cul de sac of similar style modern detached and semi detached bedroom houses. Velator forms part of Braunton village and is to the south side of Braunton and so offers easy access to the Tarka Trail which hugs the Taw Estuary and offers many miles of delightful walks towards Barnstaple. A little further on is the village of Wrafton where there is a very good pub restaurant and also a short distance away is Southmead Primary School and Braunton Academy making this an ideal home for the growing family. Tescos store is also only a few minutes walk away whilst a little further on is Braunton village centre. Here there is a wide range of amenities including further primary schools, churches, pubs and a good number of local shops and stores.

Braunton is ideally situated for easy access to Barnstaple, the regional centre of North Devon is approximately 5 miles to the west where there are further amenities available. Furthermore there is access on to the North Devon Link Road which provides a conveneint route to the M5 motorway at junction 27. To the west are the sandy beaches of Croyde and Saunton, the ideal surfing locations whilst Saunton also offers the renowned golf club with its two championship courses.

Room list:

Entrance Hall

Living Room
5.40m max x 3.83m max (17'8" max x 12'6" max)

Conservatory
3.03m x 2.84m (9'11" x 9'3")

Kitchen
3.18m x 2.98m (10'5" x 9'9")

Integral Garage + Utility Area

Downstairs WC
1.55m x 1.39m (5'1" x 4'6")

Upstairs Landing
1.75m x 3.21m (5'8" x 10'6")

Bedroom 1
3.73m max x 3.02m (12'2" max x 9'10")

Bedroom 2
3.21m max x 3.01 (10'6" max x 9'10")

Bedroom 3
2.75m x 2.75m (9'0" x 9'0")

Family Bathroom
2.58m x 1.88m (8'5" x 6'2")

Off Road Parking

Sunny Aspect Garden

Services
All Mains Connected

Council Tax
D

EPC Rating
D

Tenure
Freehold

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