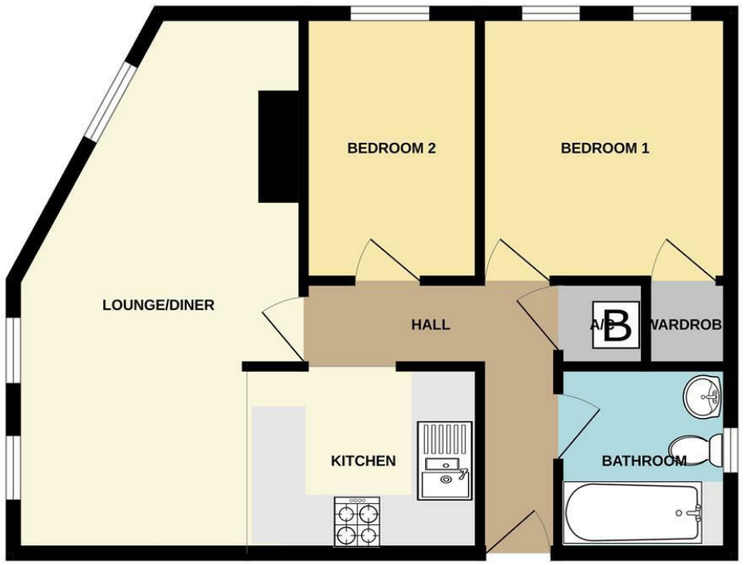
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GROUND FLOOR



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 to the centre of Braunton Village to the main cross roads and traffic lights. Turn left, signposted to Croyde. Continue along and turn left into Chapel Street, which is directly opposite The White Lion pub. Carry on down to the T junction and turn right, then first right again. If you follow the road around the property will be found 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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A Conveniently Situated 2 Bedroom 1st Floor Flat

9 Ashton Crescent, Braunton, Devon, EX33 1RD

Guide Price

£170,000

- 2 Bedroom First Floor Flat
- Garage
- Short Drive To The Beach
- NO ONWARD CHAIN
- Communal Courtyard
- Open Plan Living
- Off Road Parking
- Walking Distance To The Village
- EPC: C









9 Ashton Crescent is a well-presented two-bedroom first-floor apartment, ideally situated just a short walk from the heart of Braunton village. Perfect for first-time buyers, downsizers or investors, the property also benefits from a garage, off-road parking, a communal courtyard and is offered to the market with no onward chain.

Inside, the bright and spacious open-plan living/dining room flows seamlessly into the well-equipped kitchen, featuring a breakfast bar, integrated double oven, gas hob, 1.5 bowl sink and ample worktop and storage space. There are two generously sized bedrooms, with the principal bedroom benefiting from built-in wardrobe space, along with a modern three-piece family bathroom.

Outside, the communal courtyard provides a useful and versatile space, ideal for drying clothes, storing bikes or surfboards, or simply enjoying the sunshine.

Services
All Mains Connected

Council Tax band
B

EPC Rating

C

Tenure

Leasehold
From 12/08/1988 remaineder of 999 year lease
Peppercorn Rent. 3 properties maintain the building and communal areas.





Located to the west side of Braunton, it not only offers very easy access to the village centre but also to the superb beaches at Saunton & Croyde which are 3 miles away. These are a mecca for surfers and keen water sports enthusiasts and connected by a regular bus service

Braunton is considered one of the largest villages in the country and it caters well for it's inhabitants with a wide range of amenities. These include primary and secondary schools, Medical Centre, churches, public houses, restaurants and a number of local shops and stores. There is a Tesco superstore to the edge of the village and the family run Cawthorne's store to the village centre.

The bus also connects to Barnstaple, the principle town in north Devon. Here there are a wider range of shopping facilities included Green Lanes Shopping Centre and out of town shopping at Roundswell. Leisure and social needs are met with a brand new Tarka Leisure Centre, Tarka Tennis Centre, Ten Pin Bowling, Scotts Cinema and The Queens Theatre.

There is access to the North Devon Link Road which offers a convenient route to the M5 motorway at junction 27. The Tarka train line runs south to Exeter which then has a direct route to London.



Room list:

Communal Hall

Entrance Hall

Living/Dining Room
6.45 max x 2.78 max (21'1" max x 9'1" max)

Kitchen
2.75 x 2.19 (9'0" x 7'2")

Bedroom 1
3.15 x 2.96 (10'4" x 9'8")

Bedroom 2
3.15 x 2.09 (10'4" x 6'10")

Bathroom
2.20 x 2.02 (7'2" x 6'7")

Communal Courtyard

Garage
5.09 x 2.49 (16'8" x 8'2")

Garage Store
2.49 x 1.10 (8'2" x 3'7")

Off Road Parking