

GROUND FLOOR



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An Immaculate 2 Bedroom 1st Floor Apartment

Asking Price

44 Caen View, Braunton, EX33 1FE

£200,000

- 2 Bedroom 1st Floor Apartment
- Close To Local Amenities
- Ideal First Time Buyer Purchase
- 50% Shared Ownership Available
- Communal Bike Store
- Double Glazed & Gas C/H
- 1 Allocated Parking Space
- NO ONWARD CHAIN
- EPC: B

Directions

Proceed along the A361 to Braunton and at Velator turn left at the roundabout. Proceed down the road until the mini-roundabout where the Quay Cafe will be directly in front of you. Take the 3rd exit and follow the road towards Tesco supermarket. At this mini-roundabout take the 2nd exit into Caen View and the property will then be found after a short distance on the right-hand side.

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

Call 01271 814114

or email braunton@phillipsland.com

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Room list:

Entrance Hall

Kitchen/Lounge

6.1 x 4.42 max (20'0" x 14'6" max)

Bedroom 1

4.19 into wardrobe x 3.19 max
(13'8" into wardrobe x 10'5" max)

Bedroom 2

3.54 x 2.44 (11'7" x 8'0")

Bathroom

2.12 x 1.91 (6'11" x 6'3")

Storage Cupboards

Allocated Parking Space

Additional Communal Visitor Parking

Communal Bike Store

Close to local amenities

Overview

This is an excellent opportunity to acquire an ideal 2 bedroom, first-floor apartment presented in immaculate condition throughout. The well-planned accommodation benefits from uPVC double glazing and gas-fired radiator central heating.

The apartment will appeal to first-time buyers seeking an easy, economical home that requires no decoration or improvement, as it is presented in superb order. The property offers excellent storage, with two cupboards located in the hallway. There is a spacious open-plan kitchen/diner/living area that feels bright and airy. The kitchen is well fitted with a range of wall and base units and includes a built-in hob and oven.

There are two well-proportioned bedrooms, one of which features built-in wardrobes along one wall, while the bathroom is fitted with a modern white suite. Externally, the property benefits from communal gardens, a dedicated parking space, and additional visitor parking.

We strongly recommend viewing to fully appreciate the spacious, well-presented accommodation and the potential this apartment has to offer.

Outside

The property stands in a very convenient situation to the south side of Braunton village and it is within easy access to Tesco Superstore and the village centre. Here there is a wide range of amenities including primary and secondary schooling, a good number of local shops and stores, restaurants, churches and public houses.

Barnstaple, the regional centre of North Devon is approximately 5 miles to the south east whilst the sandy beaches at Croyde and Saunton are approximately 5 miles to the west. Both of these locations are connected by a regular bus service.

The property forms part of Caen View which is made up of similar style houses and flats and although is a cul de sac for vehicles, there is pedestrian access from the house leading into First Field Lane and on into the village. There is also easy access to Braunton Cricket Club with its excellent ground and club house.

Services

All Mains Connected

Council Tax band

B

EPC Rating

B

Tenure

Leasehold

Ground Rent - £311.11

Paid 01062025 - 31052026

Service Charge - 124.34 per month to include building insurance to Trinity

