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PLOT 14

GROUND FLOOR

43.3 msq

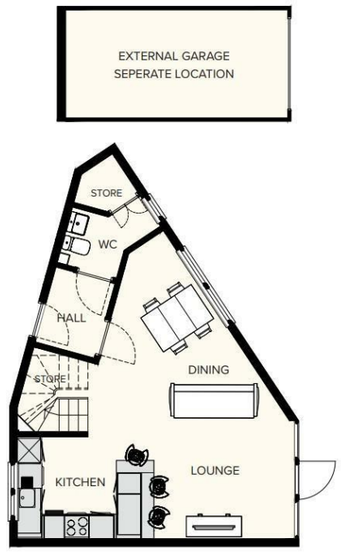
HALL
1.5 x 2.8m

WC
1.5 x 2.1m

KITCHEN
2.5 x 3.3m

DINING / LOUNGE
7.5 x 5.0m

EXTERNAL GARAGE
5.1 x 2.6m



FIRST FLOOR

46.9 msq

BEDROOM 1
2.6 x 5.0m

EN-SUITE
2.5 x 1.6m

BEDROOM 2
3.8 x 2.6m

BEDROOM 3
3.3 x 2.2m

BATHROOM
2.5 x 1.6m



Directions

From Barnstaple proceed on the A361. Continue towards Barnstaple and at the Velator roundabout turn left towards Tesco store. Continue down to the bottom to the next roundabout where you go straight across the roundabout and the development will be found on your left.

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

Call 01271 814114

or email braunton@phillipsland.com

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A 3 Bedroom Detached Home With Outstanding Views

Plot 14, 22 Riversmeet, Velator, Braunton, North Devon, EX33 2EQ

Guide Price

£369,500

- An Ideal 3 Bedroom Detached Home
- High Spec Kitchen & Bathrooms
- Garage & Off-Road Parking
- Designed By Award Winning Architect
- Air Source Heat Pump Water Tank
- 10 Year Build Warranty
- Conveniently Located
- Quality Finishing Throughout
- EPC: B









This contemporary 3 bedroom detached house forms part of the Riversmeet development which occupies an enviable position to the very edge of Velator. With outstanding and breath taking southerly views across the downs, the house benefits from water frontage to the River Caen and Knowle Water. The rivers add a special dimension to the site with the tide ebbing and flowing throughout the year. The area and river banks are abundant with birds and wildlife. As well as the contemporary design, the house includes easy to use electric heating, white rendered elevations and full glazing. The unusual sloping mono pitch roof and the triangular footprint, give the house a distinctive and individual look.

The property is conventionally arranged and the rooms flow well, with living areas on the ground floor and bedrooms above.There is a hall with cloakroom off and a small store.The open plan and double aspect kitchen/ dining & living space affords maximum light via the full hight windows and door to the rear garden. This also means the superb views can be fully observed from here, too. The winding stairs take you the landing where the mono pitch roof can be appreviated. There are 3 bedrooms with the main bedroom having a small balcony. This reall is a wo The family bathroomnderful place to sit, admire the view and enjoy the peace. The family bathroom has a white 3 piece suite.

The house stands on an elevated and level plot up from the river. A paved terrace between the living area and the waterfront provides a splendid external dining / barbecue area for the warmer months as a transition between outdoor and indoor living. Bathrooms, stairs and kitchens are planned on the north, non view elevations.

parking is provided in the entrance courtyard, which is landscaped to add to the appealing look of the development.

Services

Mains water & Electric, Electric Heating

Council Tax band

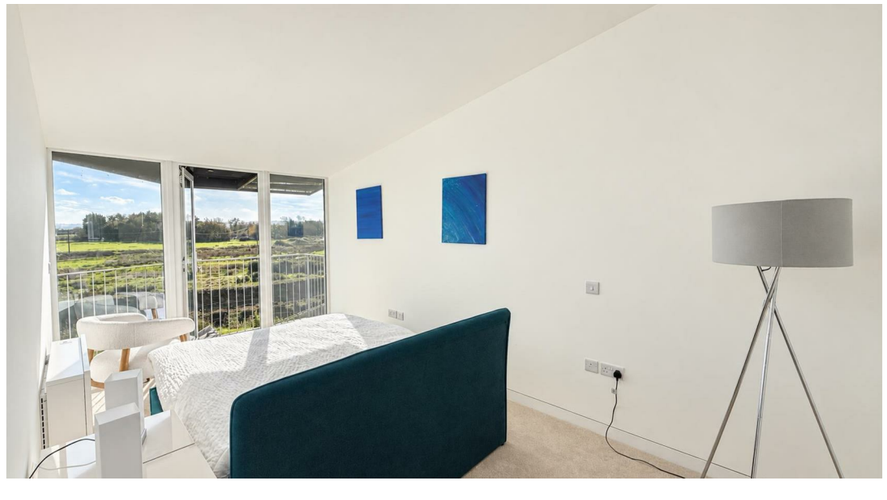
C

EPC Rating

B

Tenure

Freehold





Riversmeet is the best positioned new build development in Braunton. Homes are superbly situated, with unending views of beautiful countryside, combined with a short walk distance to the supermarket, a local gym (the Gym Braunton), shops, cafes, doctors, primary and secondary schools, church and only a ten minute drive to one of the best links courses in the UK - the Saunton Golf Club.

Riversmeet is at the starting point to access areas of amazing natural beauty - Crow Point, the Burrows and Saunton Sands and Croyde. The famous Tarka Trail, popular with cyclists and hikers runs adjacent to the site. Another 30 minutes further afield is the spectacular surfing beach at Woolacombe Bay and the dramatic landscapes of Exmoor on the north coast of Devon.

Room list:

Hall
2.8 x 1.5 (9'2" x 4'11")

WC
2.1 x 1.5 (6'10" x 4'11")

Kitchen
3.3 x 2.5 (10'9" x 8'2")

Dining/Lounge
7.5 x 5 (24'7" x 16'4")

External Garage
5.1 x 2.6 (16'8" x 8'6")

Bedroom 1
5 x 2.6 (16'4" x 8'6")

En-Suite
2.5 x 1.6 (8'2" x 5'2")

Bedroom 2
3.8 x 2.6 (12'5" x 8'6")

Bedroom 3
3.3 x 2.2 (10'9" x 7'2")

Bathroom
2.5 x 1.6 (8'2" x 5'2")



