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Directions

From Barnstaple proceed on the A361 to Braunton passing the Chivenor RMB base and procced on towards the Velator roundabout. Take first left exit from the roundabout and continue to the next roundabout. Here take 3rd exit towards Tesco, then immediately turn right into South Street. Take next right into Barton Lane. The house is the second on the right.

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

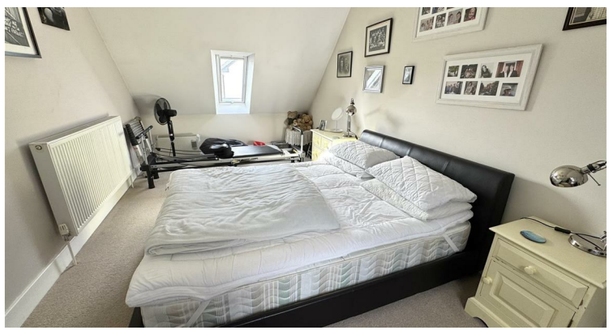
Call 01271 814114

or email braunton@phillipsland.com

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Super 4 Bedroom Detached Family Home

2 Broadpath View, Barton Lane, Braunton, Devon, EX33 2FE

Asking Price

£419,950

- 4 Bedrooms, 2 Bathrooms
- Living Room & Large Conservatory
- Garage With Utility Area
- Entrance Hall & Cloakroom
- Private South Facing Patio Garden
- UPVc D/G & Air Source Heating
- Super Kitchen/ Breakfast Room
- Off Road Parking For 2 Cars
- NO ONWARD CHAIN





This is a very good opportunity to acquire a well presented 4 bedroom detached family house which is 1 of only 5 homes of this design. The property was built in 2015 by Messrs. Pearce Construction Ltd. local builders of high repute. The house has rendered elevations with attractive part vertical timber cladding to the front, all under a tiled roof. This is an easy and economical to run home with UPVc double glazing and air source heating. The property can be occupied with the MINIMUM OF DELAY & EXPENSE as there is NO ON GOING CHAIN.

With it's well designed accommodation, the house is sure to appeal to family purchasers with teenage dependants who do not want a large garden. The rooms flow well and comprise a good size entrance hall with large cloakroom. The well appointed kitchen/ breakfast room has some Bosch appliances and there is an excellent range of work surfaces with a breakfast bar. The living room is to the rear and opens to a large conservatory. This is ideal as a dining room and has electric underfloor heating, however, the owners rarely use the heating as they find the house is adequately warm. The main bedroom has a built in wardrobe and an en suite shower room. There are 3 further bedrooms and a family bathroom. The second bedroom has high quality, bespoke built in units by Furnfix, which currently makes this an ideal study. Both the en suite and family bathroom have good cabinet storage.

The house stands on a level plot with off road parking to the front for 2 cars and an attached garage which has an automatic roller door and a useful utility area which means the washing machine is out of the kitchen. There is side access to the rear garden which is south facing and offers a good degree of privacy. This is attractively laid to patio and chippings for easy maintenance. There are raised beds which have integral lighting.

This is a lovely home which is very easy to run and we recommend a full viewing to appreciate the accommodation and position. Furthermore, be quick, as houses like this are very few and far between and there is likely to be a good level of interest.

Services
Mains Water, Electric & Drainage

Council Tax band
D

EPC Rating
D

Tenure
Freehold

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





Broadpath View is a small and select development of similar homes where Barton Lane joins South Street. Therefore, not only does it offer very easy access to primary and secondary schools, it is very easy to the village centre and it's amenities. Here there are public houses, medical centre, churches, restaurants and coffee shops and a good number of local shops and stores.

Furthermore, only a few minutes walk away, is a Tesco's superstore and access on to the Tarka Trail with The Quay Cafe and child's play area. The Tarka Trail offers miles of splendid walks and cycling along the Taw Estuary towards Barnstaple. This is ideal to watch bird life which thrives along the estuary.

Braunton is one of the largest villages in the country which caters well for it's inhabitants and is ideally located for access to the superb beaches at Saunton and Croyde. Barnstaple, the principle north Devon town, is 5 miles away and is connected by a regular bus service. Here, a wider range of amenities can be found with covered shopping at Green Lanes and out of town shopping at Roundswell. There are also good social facilities including The Queens Theatre, Tarka Tennis, a soon to be built Leisure Centre and cinema. There is access on to the North Devon Link Road which provides a convenient route to the M5 motorway at junction 27. The Tarka rail line goes to Exeter which then connects to London Paddington.

Room list:

Entrance Hall

Cloakroom

Living Room
5.51 x 3.46 (18'0" x 11'4")

Conservatory
4.38 x 3.54 (14'4" x 11'7")

Kitchen/ Breakfast Room
5.11 x 3.39 narr 2.54 (16'9" x 11'1" narr 8'3")

First Floor Landing

Bedroom 1
4.41 narr 3.79 x 3.55 (14'5" narr 12'5" x 11'7")

En Suite Shower Room
190 x 1.59 (623'4" x 5'2")

Bedroom 2 (Part Restricted Head Room)
5.90 x 2.96 (19'4" x 9'8")

Bedroom 3
3.02 x 2.76 (9'10" x 9'0")

Bedroom 4
2.75 x 2.37 into wardrobes (9'0" x 7'9" into wardrobes)

Family Bathroom
2.17 x 2 (7'1" x 6'6")

Garage & Utility Area
6.07 x 3.03 (19'10" x 9'11")

Off Road Parking

South Facing Rear Patio Garden

