



TOTAL FLOOR AREA: 1547 sq.ft. (143.7 sq.m.) approx.
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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Super 4 Bedroom Detached Family Home

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

Asking Price

£419,950

- 4 Bedrooms, 2 Bathrooms
- Entrance Hall & Cloakroom
- Super Kitchen/ Breakfast Room
- Living Room & Large Conservatory
- Private South Facing Patio Garden
- Off Road Parking For 2 Cars
- Garage With Utility Area
- UPVc D/G & Air Source Heating
- Internal Viewing Is Essential

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or email branton@phillipsland.com

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.
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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

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.

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

