



turners



Town Farm Court

Braunton, EX33 1QJ

Asking Price £170,000



A well presented, and spacious two bedroom first-floor flat for over 55s. Chain free sale with resident parking and access to a lovely communal garden.



Property Description

This well-presented two-bedroom first-floor flat offers generous and well-balanced accommodation, ideal for comfortable modern living. The property features a spacious and light-filled living room, perfect for relaxing or entertaining, alongside a well-appointed kitchen with ample storage and worktop space. There are two well-proportioned double bedrooms, one benefiting from convenient built-in storage, and a neatly finished three-piece bathroom suite.

Externally, the development is enhanced by attractive, well-maintained communal gardens and the added convenience of resident parking, creating a peaceful and welcoming setting.

Location

Braunton is well known for its passionate community spirit and is rumoured to be the largest village in England with the famous stretch of Sands, Braunton Burrows. The hustling village offers an abundance of activities and eateries, all locally run.

North Devon has a wealth of simply stunning golden sand beaches and has long been a mecca for British surfers. The area has recently been declared a 'world surfing reserve', one of just 12 places on the planet along with the Australia's Gold Coast and Malibu in California. For a change of scenery Exmoor National Park offers breath-taking rolling countryside, perfect for avid walkers.

Agent Notes

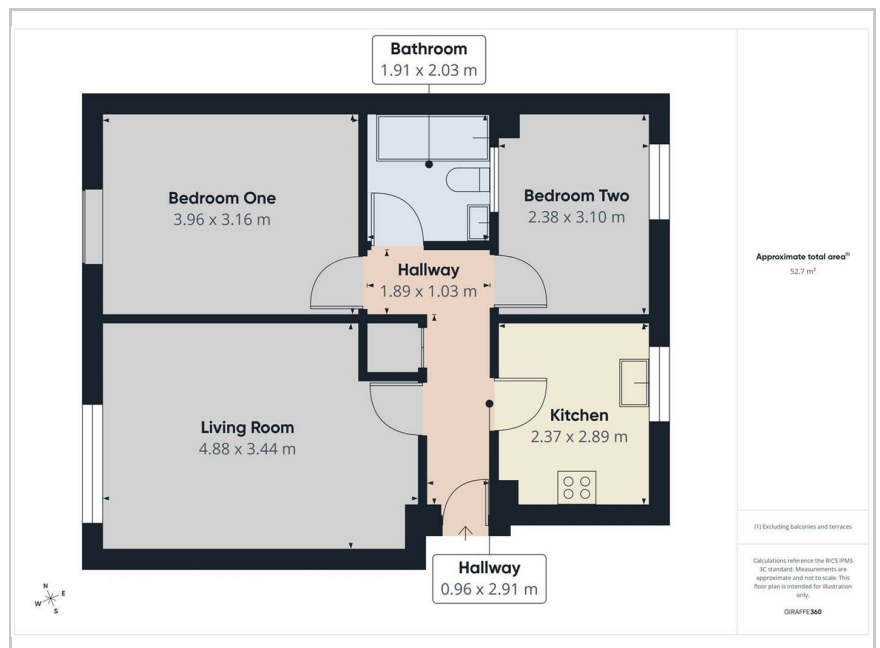
- Communal parking for residence only
- Over 55's only
- Pets allowed
- Service Charge annually £2,638.44 (£219.87pcm)

Directions

From Braunton centre head west along Caen Street merging into Saunton Road. After passing our office on your right, take the next right hand turning sign posted North Street. Continue a short distance where Town Farm Court cul-de-sac will be located on your left hand side. The property will be found on your right hand side with number plate and for sale board clearly displayed.



Floor Plans



Energy Efficiency Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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