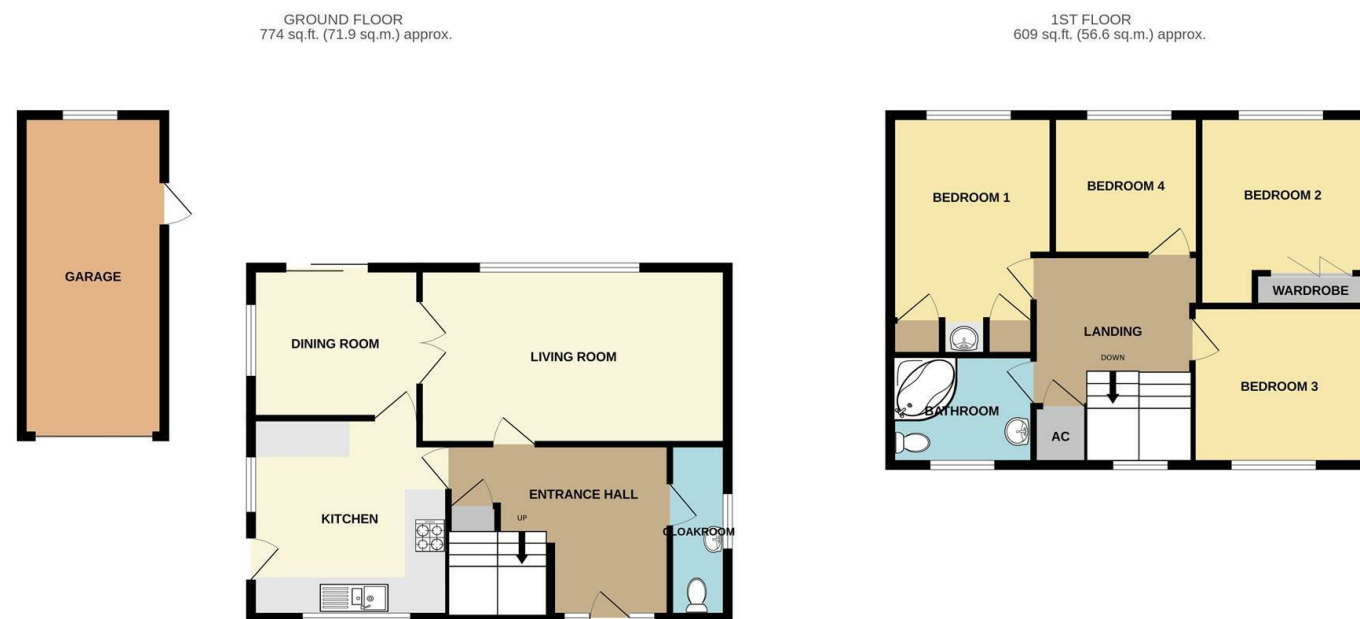
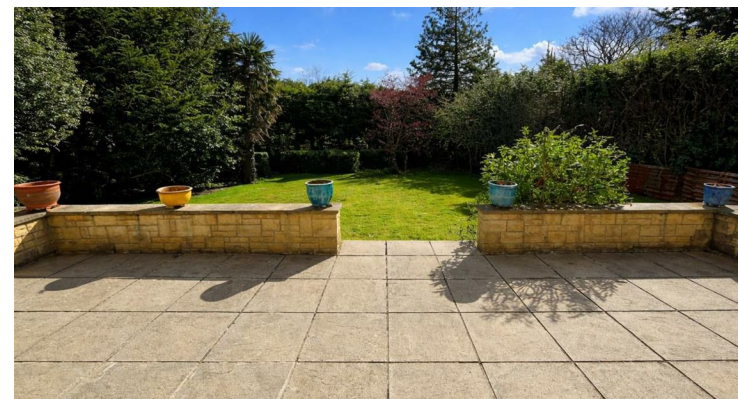




TOTAL FLOOR AREA : 1382 sq.ft. (128.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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Directions

From Barnstaple proceed on A361 to Braunton. At Wrafton/ Perrigo Pharmaceuticals, bear right signed to Heaton Punchardon. Go past Braunton School and carry on the the button roundabout. Here, turn right into Lower Park Road. Go past Tyspanny old peoples home, then left into Seven Acres road. At the top turn right into Higher Park Road. Proceed to the end of the road and Buena Vista is the third from last house on the right.

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or email braunton@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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In Highly Favoured Residential Location

Buena Vista Higher Park Road, Braunton, Devon, EX33 2LG

Asking Price

£699,950

- 4 Bedrooms, 2 Reception Rooms
- UPVc D/G & Gas Heating
- First Time On Market
- Large Hall & Cloakroom
- Requires Upgrading
- NO ONWARD CHAIN
- Kitchen & Bathroom
- Tremendous Potential
- Very Sought After Location



We are delighted to offer to the open market for the first time since it was built, Buena Vista, a detached 4 bedroom family home which requires some modernisation and improvement. The house was built in 1970/71 to traditional cavity construction with rendered elevations under a concrete tiled roof. We thoroughly advise a full viewing in order to appreciate the well proportioned and bright accommodation, it's potential and the very sought after residential area it is located in..

The house has UPVc double glazing and gas fired central heating. You enter via a large entrance hall with sweeping staircase to the first floor and a cloakroom which could house a shower. The living room has a super southerly aspect down through the garden, whilst double doors open to the dining room. Here there are sliding doors to the large patio and a door to the good size kitchen. To the first floor the landing has an airing cupboard and access to 4 double bedrooms and a large family bathroom.

The house is set slightly down and away from the road making it very private. There is excellent off road parking to the front and access to the detached garage. From here it opens up to the south facing rear garden which is private, enclosed and has a generous raised patio area. The garden is a good size and laid mainly to lawn. There are a number of maturing trees and hedging which provide good privacy.

This is an excellent opportunity to acquire a very pleasant property which offers tremendous potential. It is ideal for those who are looking for a family home upon which they can put their own mark. There is ample space and potential to extend the house (Sub to PP) and should this be done, it would certainly make for a 'Forever Home' in a superb location.

Services

All Mains Connected

Council Tax band

F

EPC Rating

TBC

Tenure

Freehold

Viewings

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



Room list:

Entrance Hall
4.09 x 3.22 (13'5" x 10'6")

Cloakroom
3.03 x 1.03 (9'11" x 3'4")

Living Room
5.86 x 3.63 (19'2" x 11'10")

Dining Room
3.17 x 3.03 (10'4" x 9'11")

Kitchen
3.61 x 3.50 (11'10" x 11'5")

First Floor Landing & Airing Cupboard

Bedroom 1
3.82 x 3.02 (12'6" x 9'10")

Bedroom 2
3.20 x 3.19 (10'5" x 10'5")

Bedroom 3
3.32 x 2.91 (10'10" x 9'6")

Bedroom 4
2.84 x 2.61 (9'3" x 8'6")

Bathroom
2.56 x 2.10 (8'4" x 6'10")

Garage
5.95 x 2.61 (19'6" x 8'6")

Ample Parking

Good Size South Facing Garden

Large Raised Patio