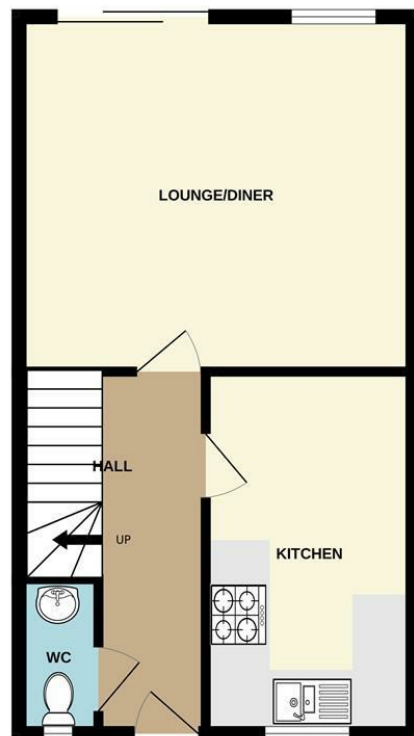
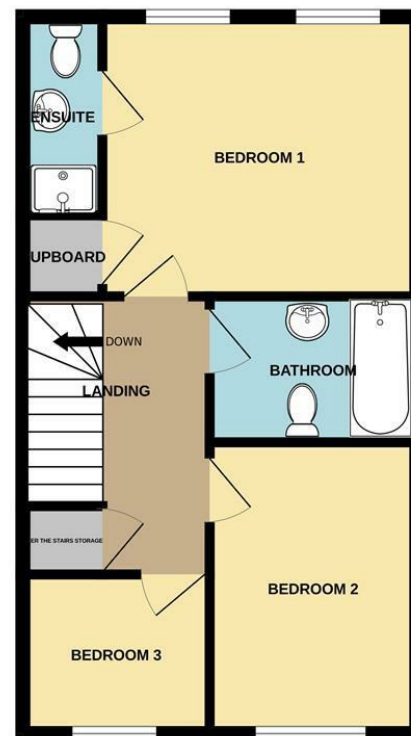


GROUND FLOOR



1ST FLOOR



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 is given as to their operability or efficiency can be given.
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Directions

From Barnstaple proceed aon the A361 to Braunton. Continue to the centre of Braunton village and at the traffic lights turn left signposted to Croyde. Then take the third turning on the left into Chapel Street then immediate right into Cross Farm and park in the designated spot marked 10 which is located at the far right hand side.

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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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A Well Positioned 3 Bedroom End Terrace

10 Cross Farm Chapel Street, Braunton, EX33 1FD

Guide Price

£325,000

- 3 Bedroom, Modern Family Home
- NO ONWARD CHAIN
- Short Drive To Golden Sandy Beaches
- South Facing Rear Garden and Private Front Garden
- Ideal Family Home Or Investment Property
- Cozy Log Burner
- Tucked Away In the Corner & A Short Walk To Village Centre
- Designated Parking Space + Two Communal Visitor Spaces
- EPC: C



Overview

Situated in a quiet corner of the cul-de-sac but close to the village of Braunton and its extensive amenities, is this lovely three-bedroom end-of-terrace house. The property forms part of the attractive Cross Farm development just off Chapel Street, which is extremely convenient to the village centre, being only a short walk away. Braunton offers an excellent range of amenities, including local shops, supermarkets, a community centre, a medical centre, primary and secondary schools, churches, and a variety of pubs and restaurants.

With one allocated parking space and two further communal visitor spaces — this home is practical, spacious and light. The approach is through a wooden gate, along a short, flat paved path, through a pretty private front courtyard garden. The front door has an open-sided porch roof.

The ground floor features a spacious kitchen/breakfast room to the front. The view from the kitchen window is the private front garden with mature wisteria. Also to the ground floor is underfloor heating and a downstairs cloakroom.

The living room, which has a cream multi-fuel stove, is located at the rear and stretches across the width of the house — opening onto the south-facing rear garden, with an old stone wall and another wisteria.

Upstairs, the landing leads to the 3 bedrooms, a family bathroom, a good-sized airing/storage cupboard and access to a capacious loft via a hatch and fitted ladder.

The main bedroom, which is light and south-facing, spans most of the width of the house and benefits from an ensuite shower room and built-in storage. The second double bedroom and single bedroom are located at the front of the property and overlook the private front garden.

Both front and rear gardens have mature climbing wisteria, which flower in May to June, some other plants, and is set to low-maintenance gravel. The rear garden can be accessed either through a wooden gate via the side of the house or through the sliding doors from the living room, creating a lovely inside-outside living space.

Services

All mains connected

Council Tax band

C

EPC Rating

C

Tenure

Freehold

Viewings

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



With easy access to the sandy beaches at Croyde and Saunton, which are less than 5 miles away, these superb beaches are renowned for their excellent surfing & water sport facilities and an ideal place to spend time on a hot summer's day. Also close by is Braunton Burrows, a UNESCO Biosphere Reserve, and one of the largest sand dune systems in the country. Here, there are many square miles of superb dog walks, and a walker can enjoy the flora and fauna in the area.

Braunton is considered one of the largest villages in the country and is well positioned for easy access to the coast and also to Barnstaple, the regional centre of North Devon, which is approximately 3 miles to the southeast. Here can be found a wider range of shopping and social amenities. From Barnstaple, there is access onto the North Devon Link Road, which provides a direct link to the M5 motorway at junction 27. There is also the Tarka Train Line to Exeter in the south, which picks up the direct line to London.



Room list:

Entrance Hall

Kitchen

4.28 x 2.48 (14'0" x 8'1")

Lounge/Diner

4.71 x 4.23 (15'5" x 13'10")

Downstairs WC

1.85 x 0.94 (6'0" x 3'1")

Bedroom 1

3.74 x 3.27 (12'3" x 10'8")

Ensuite

2.37 x 0.84 (7'9" x 2'9")

Bedroom 2

3.49 x 2.52 (11'5" x 8'3")

Bedroom 3

2.07 x 1.89 (6'9" x 6'2")

Enclosed Front & Rear Gardens

Side Access to Rear Garden

Designated Parking Space

Short Drive To The Beach