



## 3 Bed House - Semi-

22 Caen View, Branton, Devon, EX33 1FE

PCM

**£1,200**

- Well Presented Family Home
- Good Sized Kitchen/Diner
- Private Enclosed Rear Garden
- Cul-De-Sac
- Off-Road Parking
- Light Lounge With Bay Window
- Close To Local Amenities
- Bathroom & En Suite Shower
- EPC: C



# Description

Tucked away in the charming village of Braunton, Caen View presents an excellent opportunity for those seeking to rent a family home. This delightful property boasts three well-proportioned bedrooms, making it ideal for families or those looking for extra space. The inviting reception room offers a warm and welcoming atmosphere, perfect for relaxation or entertaining guests.

Braunton is known for its vibrant community and proximity to stunning North Devon beaches, making it a fantastic location for outdoor enthusiasts and families alike. With local amenities, schools, and recreational facilities within easy reach, Caen View is not just a house; it is a place to call home.

The rent for this property is £1200pcm. Available as an unfurnished long-term let, from early September 2025.

The deposit is £1384.61 of which will be registered with MyDeposits.

Standard references and credit checks required, applicants will need to have a verifiable income or proof of funds of £36,000 to pass the affordability.

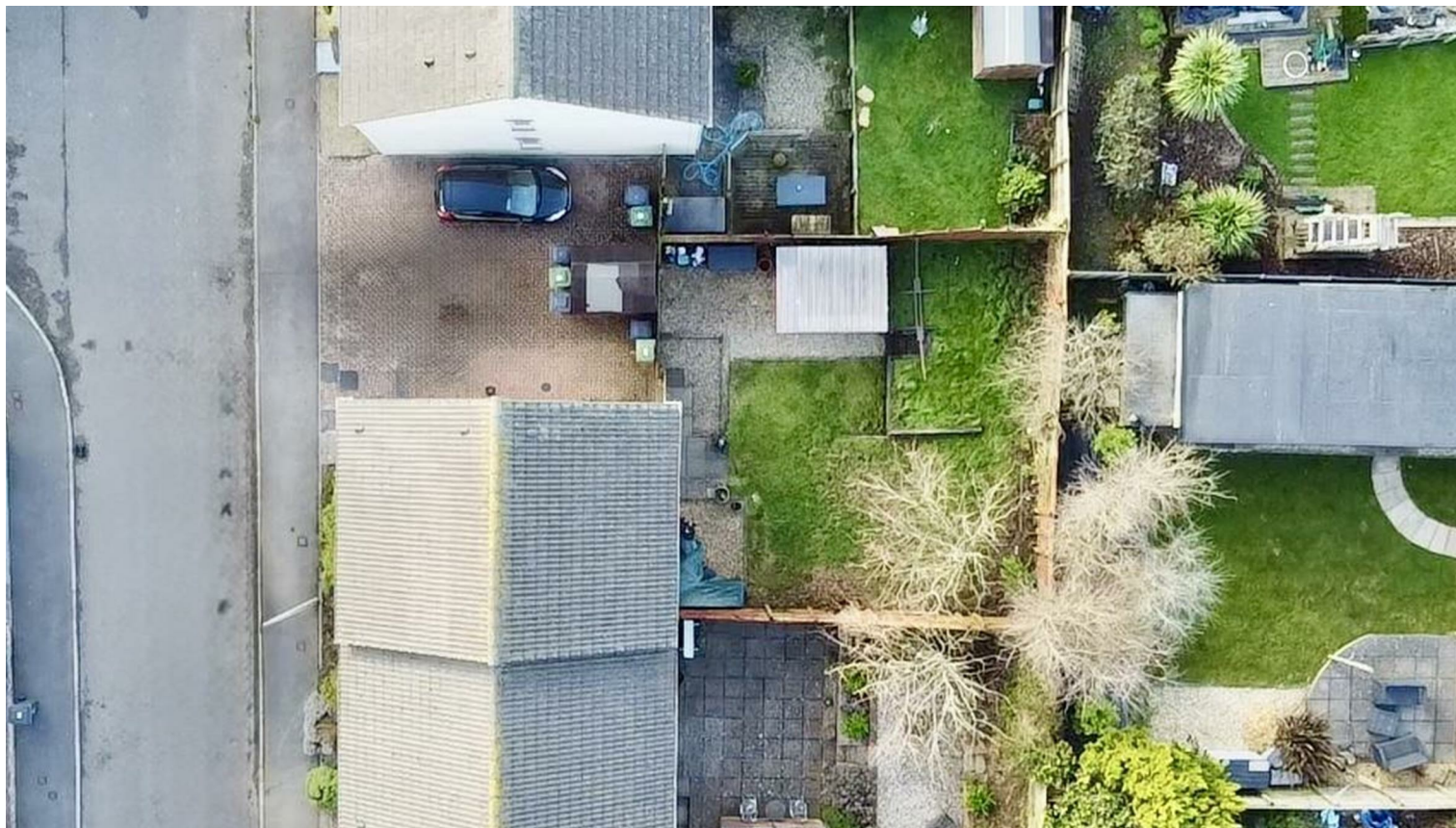
## Situation

Welcome to this well presented 3 bedroom, semi detached, family home situated in the ever so popular Caen View, tucked away in a cul-de-sac. The property sits on a good sized plot with two tandem parking spaces on the driveway and a delightful, private and enclosed rear garden which is ideal for anyone with pets or children.

Approaching the property you are presented with an attractive and easy to maintain red brick elevation. Leading inside you have a useful entrance hall which is ideal for hanging up coats and storing shoes etc. On the right there is a spacious living room with an appealing bay window bringing in plenty of natural light. The Kitchen/Diner is a generous size with ample worktop space and cupboards with an inset oven, gas hob and space for a washing machine and dishwasher. There is also space for a dining table and chairs with a lovely aspect of the rear garden through the french doors. Upstairs you have three good sized rooms with Bedroom 1 benefiting from an ensuite. The family bathroom has a lovely three piece suite and appealing tiling over the bath.

The rear garden is a great sized with part stone chippings to sit outside in the garden furniture and the rest being turfed which enjoys a good degree of sun throughout the day. There is also useful gate access to the driveway.

The property is considered to be an ideal family home and we would recommend a viewing to appreciate the property in full.



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