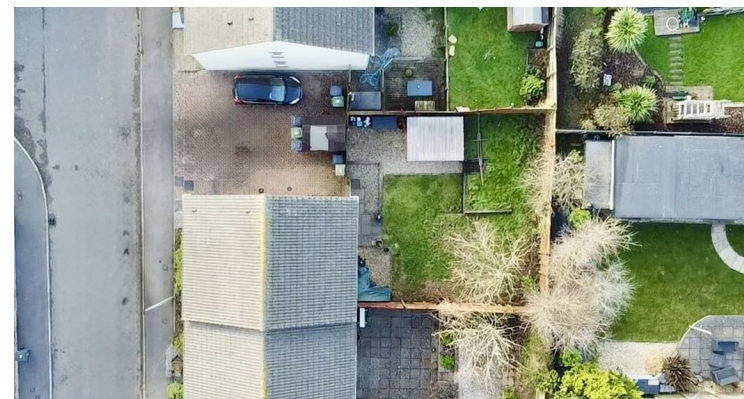


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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. Made with Metropix ©2025



A Well Presented Modern 3 Bedroom Family Home

22 Caen View, Braunton, Devon, EX33 1FE

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

Guide Price

£355,000

Directions

Proceed along the A361 to Braunton and at Velator turn left at the roundabout. Proceed down the road until the mini-roundabout where the Quay Cafe will be directly in front of you. Take the 3rd exit and follow the road towards Tesco supermarket. At this mini-roundabout go straight across and follow the road round the corner and the property will be found towards the end of the cul-de-sac on the right-hand side.

**Looking to sell? Let us
value your property
for free!**

Call 01271 814114

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.

Copyright 2016 Phillips Smith & Dunn. All rights reserved. Phillips Smith & Dunn is a name of P. S. & D. Limited.

Our company registration number is 04753854 and we are registered in England and Wales.



The property stands in a very convenient situation to the south side of Braunton village and it is within easy access to Tesco Superstore, Tarka Trail, Great Fields and the village centre. Here there is a wide range of amenities including primary and secondary schooling, a good number of local shops and stores, restaurants, churches and public houses.

Barnstaple, the regional centre of North Devon is approximately 5 miles to the south east whilst the sandy beaches at Croyde and Saunton are approximately 5 miles to the west. Both of these locations are connected by a regular bus service.

The property forms part of Caen View which is made up of similar style houses and flats and although is a cul de sac for vehicles, there is pedestrian access from the house leading into First Field Lane and on into the village. There is also easy access to Braunton Cricket Club with its excellent ground and club house.

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.

Services

All Mains Connected.

Council Tax band

C

EPC Rating

C

Tenure

Freehold



Room list:

Entrance Hall

Living Room

3.94 max x 4.08 max (12'11" max x 13'4" max)

Downstairs WC

1.53 x 0.84 (5'0" x 2'9")

Kitchen/Diner

5.23 x 3.21 (17'1" x 10'6")

Bedroom 1

3.45 x 3.44 (11'3" x 11'3")

Ensuite

1.7 x 1.68 (5'6" x 5'6")

Bedroom 2

3.25 max x 2.49 max (10'7" max x 8'2" max)

Bedroom 3

2.71 x 2.31 (8'10" x 7'6")

Bathroom

2.73 x 1.26 (8'11" x 4'1")

Off Road Parking

Walking Distance To Local Amenities

Large Enclosed Rear Garden