

GROUND FLOOR
1133 sq.ft. (105.3 sq.m.) approx.



1ST FLOOR
596 sq.ft. (55.4 sq.m.) approx.



TOTAL FLOOR AREA: 1729 sq.ft. (160.7 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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Very Flexible 8 Bedroom House

22 Homer Crescent, Braunton, Devon, EX33 1DT

Guide Price

£499,950

- 8 Bedrooms, 4 Bathrooms
- Ideal For Multiple Uses
- Excellent Order Throughout
- 2 Living Rooms & 2 Kitchens
- Gas Heating & Electric, UPVc D/G
- Lovely Views To The Estuary
- Good Parking & Easy Gardens
- Very Sought After Location
- EPC: D

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or email braunton@phillipsland.com

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Room list:	
Porch & Hall	
Living Room	5.07 x 3.68 (16'7" x 12'0")
Kitchen	3.78 x 3.24 (12'4" x 10'7")
Bedroom 6 & Ensuite	4.02 x 2.53 (13'2" x 8'3")
First Floor Landing	
Bedroom 1	3.78 x 2.88 (12'4" x 9'5")
Bedroom 2	3.64 x 2.38 (11'11" x 7'9")
Bedroom 3	3.61 x 2.41 (11'10" x 7'10")
Bedroom 4	3.49 x 2.40 (11'5" x 7'10")
Bedroom 5	2.59 x 2.49 (8'5" x 8'2")
Bathroom	
Annex Hall	
Living Room	5.17 x 3.53 (16'11" x 11'6")
Kitchen	2.41 x 2.41 (7'10" x 7'10")
Bedroom 1 & En Suite	2.54 x 2.93 (8'3" x 9'7")
Bedroom 2 & En Suite	2.67 x 2.35 (8'9" x 7'8")

This is a very rare opportunity to move to a home offering tremendous accommodation and which is ideal for those looking for a flexible and very adaptable home. The house has been extended in an intelligent and thoughtful manner to offer, what is now a spacious 8 bedroom home. Some of the bedrooms lend themselves to be incorporated either within the main house or in the annex so giving it great flexibility. There is then great potential, with this flexibility, to earn a sound income either on a long term basis or when the desire arises, whilst still always being a family home.

The house benefits UPVc double glazing throughout and gas central heating to the main part of the house. To the annex there is very adaptable individual electric heating including underfloor heating in the living room and kitchen. The house is offered for sale in very good condition and forms part of the very popular Homer Crescent area of Saunton Park. This is to the west side of Braunton and so allows easy access to the superb beaches at Saunton and Croyde which are 3 and 5 miles away and connected by a bus route. The house was built in the 1970's to tradition cavity construction with pleasing part rendered, part cedral and part timber clad elevations.

The rooms flow well throughout and both the main house and annex have their own front door and halls. The main house has a ground floor en suited bedroom and a well fitted double aspect kitchen with granite work tops, some built in appliances and space for a gas range. The living room has a gas fire and wide patio doors to the garden from where there is a good view right through to the estuary. From here there is access to the en suited annex bedroom 2. However, by closing the door to the annex living room, this can become part of the main house. To the first floor there are 5 bedrooms and a family bathroom. The annex has 2 bedrooms (or 1, if sufficient). The living room is very bright and spacious with a roof lantern and wide patio doors and from where there is also a lovely view. The kitchen is well designed to make the most of the space and the main bedroom has a seperate shower and W.C.

Although the gardens are easily maintaniable, they offer privacy with good open views and are attractively laid out. There is good parking to both sides of the house and, as there is only resident traffic passing, it is quiet with on road parking.

We unhesitatingly reccommend a full viewing in order to really appreciate what this property has to offer, in terms of space and adaptability. It makes for a great family home with good potential for an income stream whilst also being able to catering for a dependent relative at the same time. This is quite a rarity!!!

Services

All Services Connected

Council Tax band

D

EPC Rating

D

Tenure

Freehold

Viewings

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

