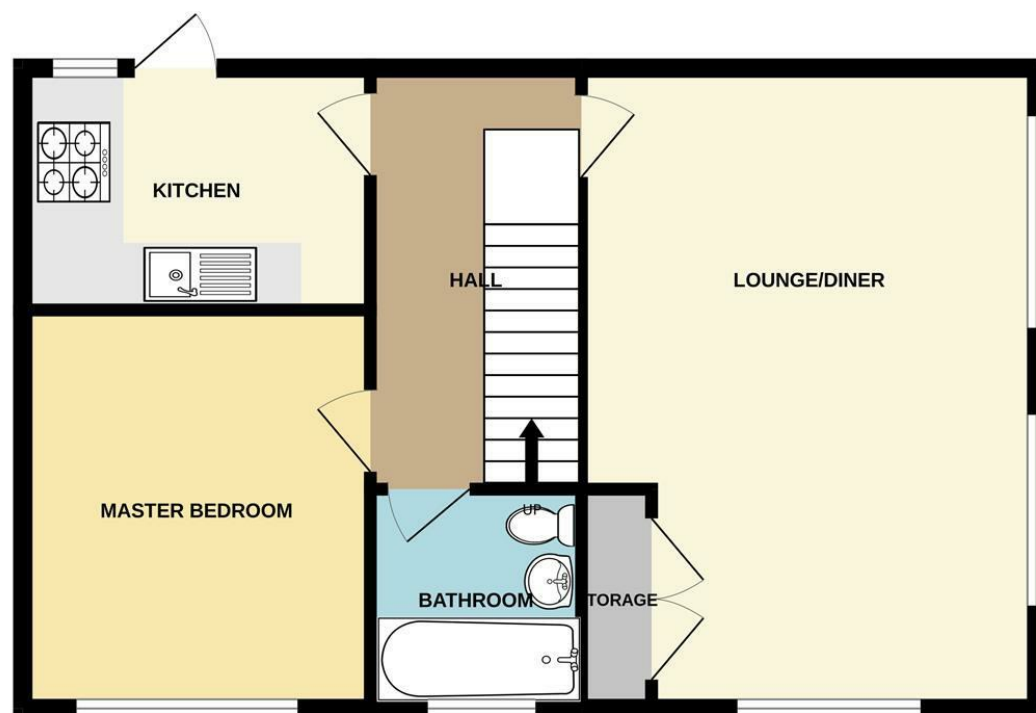


GROUND FLOOR



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 as to their operability or efficiency can be given.
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Directions

From Barnstaple proceed on the A361 to Braunton. Continue to the very centre of the village and at the crossroads/traffic lights, turn left signposted to Croyde/Saunton. Continue along this road past the car park on the left and, after a short distance, turn right by Turners Estate Agents,. The apartment is over Turners Estate Agents with the entrance door to the left of Turners.

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

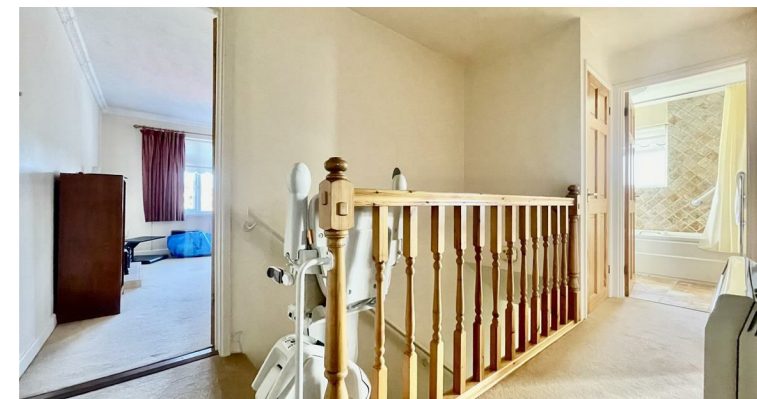
Call 01271 814114

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.

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A Conveniently Situated 1st Floor Flat

Flat 3 Cedar House Caen Street, Braunton, EX33 1AH

Guide Price

£170,000

- 1 Bedroom 1st Floor Apartment
- CASH BUYERS ONLY!
- NO ONWARD CHAIN!
- Close To Braunton Centre
- Short Drive To The Beach
- Rare Opportunity
- Walking Distance To Local Amenities
- Good Size Living Room
- EPC: D



Room list:

Entrance Hall

Lounge/Dining Room

6.06 x 4.24 nar 3.78 (19'10" x 13'10" nar 12'4")

Kitchen

3.24 x 2.25 (10'7" x 7'4")

Bathroom

2.05 x 1.99 (6'8" x 6'6")

Master Bedroom

3.69 x 3.25 (12'1" x 10'7")

Comunnal Parking To The Rear

Walking Distance To Local Amenities

Overview

Welcome to Flat 3, Cedar House, Caen Street, Braunton. This well-presented first-floor flat is ideally located just a short stroll from Braunton village centre and its excellent range of local amenities. Caen Street car park is also close by, where parking permits may be available (we recommend contacting the local council to confirm availability and price etc).

The property benefits from double glazing, electric storage heating, and mains drainage.

On entering, you'll find a practical hallway with space for coats, shoes, and everyday essentials. Leading upstairs to the right, the generous triple-aspect lounge/dining room is flooded with natural light and offers excellent flexibility for arranging furniture to suit your lifestyle. The kitchen is a good size, with ample worktop space and plenty of cupboards for storage.

The main bedroom is a good sized double bedroom with ample room for furniture., while the family bathroom features a white three-piece suite with attractive tiling.

With its superb location and practical layout, this property would make an ideal first home or a great buy-to-let investment.

Services

Electric heating, mains drainage.

Council Tax band

B

EPC Rating

D

Tenure

Leasehold
999 Years from 18 September 1977
£400 pa Ground Rent
£1073.69 pa Service Charge

Viewings

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

