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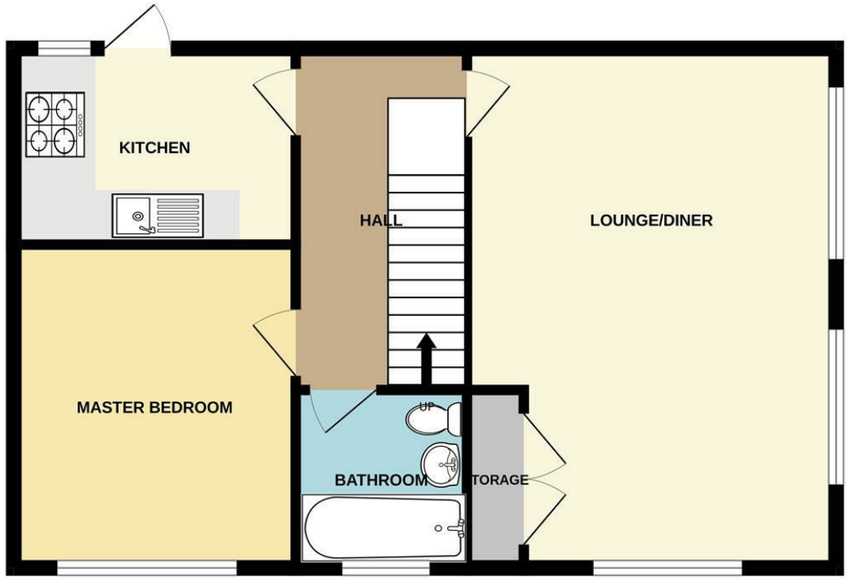
GROUND FLOOR



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 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

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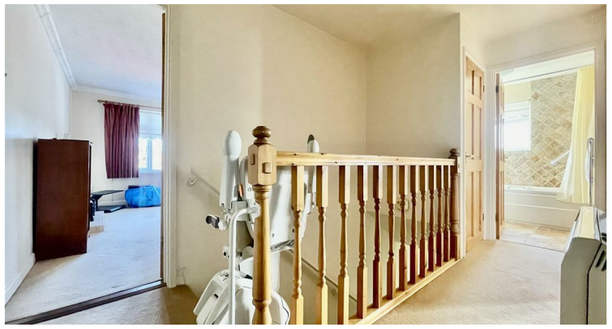


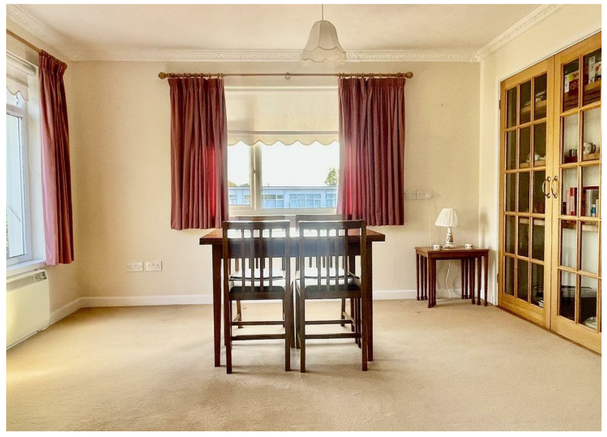
A Conveniently Situated 1st Floor Flat

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

Guide Price

£145,000

- 1 Bedroom 1st Floor Apartment
- Great First Time Buyer Property
- 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



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.

The apartment is situated in a most convenient position to the village centre with a lovely outlook over the River Caen and onto the village green. Close to hand are amenities which include newsagents, restaurants, the family run Cawthorne's Store and a good number of local shops and stores. The bus stops literally across the road and this connects to the sandy beaches of Croyde and Saunton which are approximately 5 miles to the west. These are superb beaches, renowned globally for their surfing whilst Saunton also offers a golf club with 2 championship courses.

Braunton is considered one of the largest villages in England and is very well positioned not only for access to the beaches but also to the South West Coast Path which offers many miles of delightful walks. Barnstaple, the regional centre of north Devon, is also connected by bus and here there are a wider range of amenities available. These include out of town shopping at Roundswell, covered shopping in the town centre at Green Lanes and there is access on to The North Devon Link Road which provides a convenient route to the M5 motorway at Junction 27. The Tarka rail line connects to Exeter in the South which picks up the main London route to Paddington.

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

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