

GROUND FLOOR  
910 sq.ft. (84.5 sq.m.) approx.

1ST FLOOR  
696 sq.ft. (64.7 sq.m.) approx.



TOTAL FLOOR AREA : 1606 sq.ft. (149.2 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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## Excellent Family Home In Quiet Position

Seatoller, 25 Orchard Road, Wrafton, Braunton, EX33 2DZ

Asking Price

**£479,950**

- 4 Bedrooms, 2 Bathrooms
- Entrance Hall & Cloakroom
- Living Room & Dining Room
- Kitchen & Utility Room
- Garage & Good Parking
- UPVc D/G & Gas Heating
- Lovely Level Gardens
- Workshop & Green House
- Ideal Family Home

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## Room list:

### Storm Porch & Hall

**Sitting Room**  
5.18 x 3.65 (16'11" x 11'11")

**Dining Room**  
3.85 x 2.98 (12'7" x 9'9")

**Kitchen**  
3..51 x 2.49 (9'10".167'3" x 8'2")

**Utility Room**  
2.96 x 2.86 (9'8" x 9'4")

### Lobby

### Cloakroom

### First Floor Landing

**Bedroom 1**  
3.92 x 2.86 (12'10" x 9'4")

**En Suite Shower**  
2.85 x 1.50 (9'4" x 4'11")

**Bedroom 2**  
4.36 x 3.50 into wardrobe (14'3" x 11'5" into wardrobe)

**Bedroom 3**  
3.97 x 3.13 (13'0" x 10'3")

**Bedroom 4**  
3.42 x 2.21 (11'2" x 7'3")

**Bathroom**  
3.02 x 1.51 (9'10" x 4'11")

**Garage**  
5.39 x 3.05 (17'8" x 10'0")

**Workshop/ Store**  
4.62 x 2.39 narr. 1.43 (15'1" x 7'10" narr. 4'8")

### Good Off Road Parking

### Well Tended Gardens To Front & Rear

We are delighted to offer to the market this detached modern house which occupies a quiet cul de sac position to the edge of Wrafton village. The present owner has been in residence for many happy years but it is now too big. Therefore, a new family can now reside in this well proportioned house or, alternatively a couple looking for space in a tranquil residential location.

The welcoming hall opens to the kitchen and the sitting room. This is a good size and bright room with double sliding doors to the dining room. This room then connects to the kitchen which has been re fitted within last last few years with a wide range of units and work tops. There is a built in hob and oven. From here there is access to a very good size utility room. This has a door to the rear garden and to the useful cloakroom, especially handy for a family.

To the first floor is a generous landing with airing cupboard and linen cupboard. The first bedroom has an en suite shower room and there are 3 more bedrooms, 2 of which have built in wardrobes. The family 3 piece bathroom has a corner bath.

The location is lovely, being to the bottom a the cul de sac and with no passing traffic it is a good location to bring up children. There are similar houses in the area, built of traditional cavity construction with pleasing part exposed brick and part rendered elevations under a concrete tiled roof. The house stands on a level plot with excellent Tarmac off road parking to the front and an integral garage which has an automatic roller door and personal door to the house. The front garden has a lawn and shrubs and a side access to the rear garden. Here there is a large workshop or useful store. The gardens are very well maintained with productive fruit trees, patio, greenhouse and soft fruit area. There are sculptured shrubs. There is a vegetable garden and the house backs onto fields.

This really is a wonderful opportunity and so we unhesitatingly recommend a full viewing so the full feel of the house and the location can be appreciated.

Orchard Road is a very sought after cul-de-sac of similar style but individual properties in a tucked away position. Wrafton is a small village 1 mile to the east of Braunton and offers amenities including the renowned William Arms Public House/Restaurant, Braunton Academy and Southmead Primary School. Both of these are an easy, level walk away.

The large village of Braunton is connected by bus and here there are a good range of amenities. These include a medical centre, library, public houses, coffee shops and a good range of shops and stores. A Tesco super store is close by and to the village centre is the family run Cawthorne's Store. The super sandy beaches at Saunton & Croyde are 4 & 6 miles away and Saunton also has the renowned golf club with its 2 championship courses. The Braunton Burrows are a UNESCO Biosphere Reserve and AONB. This vast sand dune system is ideal for exercise and dog walking.

The bus service also connects to Barnstaple, the main north Devon town which is approximately 4 miles to the east. The town centre offers covered shopping at Green Lanes and out of town shopping at Roundswell where there is a wide choice of superstores. There are leisure and social facilities including a new leisure centre, Tarka Tennis Centre, Scotts Cinema and The Queens Theatre. The Tarka Trail runs between Braunton and Barnstaple and beyond and offers miles of level cycle and footpaths flanking the estuary.



## Services

All Mains Connected

## Council Tax band

E

## EPC Rating

TBC

## Tenure

Freehold

## Viewings

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

