

GROUND FLOOR



13, TOWN FARM COURT, BRAUNTON

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2 Bedroom Ground Floor Apartment 'No Onward Chain'

13 Town Farm Court, Branton, EX33 1QJ

£175,000

Guide Price

- Well Presented Apartment
- Stylish Kitchen
- Spacious Lounge Diner
- Ground Floor Location
- Shower Room
- Small Enclosed Garden
- Close To Village Centre
- 2 Good Size Bedrooms
- EPC: Band

Directions

From Barnstaple proceed along the A361 to Branton at the traffic lights in the centre of the village turn left signposted Croyde and Saunton. Proceed along this passing our office on the right and a little further on take the second right into North Street. Continue for a short distance take the first turning left into Town Farm Court. Park within the communal parking bays, the property will then be found at the far end of the terrace, no.13 is clearly numbered.

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

Call 01271 814114

or email branton@phillipsland.com

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Room list:

Communal Entrance Hall

Entrance Hall
4.52m x 0.89m (14'10 x 2'11)

Lounge Diner
4.95m x 3.51m max (16'3 x 11'6 max)

Kitchen
2.79m x 2.41m (9'2 x 7'11)

Bedroom 1
3.91m x 3.05m (12'10 x 10'0)

Bedroom 2
3.12m x 2.39m (10'3 x 7'10)

Shower Room
2.06m x 1.91m (6'9 x 6'3)

Ground Floor Apartment

Overview

This is an excellent opportunity to acquire a purpose built 2 bedroom ground floor apartment offered for sale in excellent condition throughout and offers deceptively spacious accommodation. The property forms part of the Town Farm Court development which is a mixture of similar style houses, bungalows and apartments for those aged 55 years of age and over. This particular property has been subject to recent improvements over the years to include the installation of a modern contemporary kitchen and well fitted shower room. Number 13 occupies a pleasant position within the development located in top part of the terrace and enjoys a West facing small enclosed garden to the rear.

The property briefly comprises, communal entrance hall leading to the front door leading into the entrance hall serving all rooms. The spacious lounge diner is a pleasant room that has French doors that lead directly out into a small enclosed rear garden. This area provides a lovely place to relax and unwind and enjoys sunshine late into the evening. From the inner hall there is access to a very well fitted and contemporary modern kitchen that has a wide assortment of base and wall units finished with high grey gloss door fronted units. There are stylish marble effect working surfaces with inset sink unit and up stands that compliment this splendid kitchen. Furthermore there is an electric hob with extraction canopy and electric oven below. There is space and plumbing for a washing machine and space to side for a tall a fridge freezer. There are two well proportioned bedrooms with bedroom 1 having the advantage of a built in wardrobe. Furthermore there is a modern shower room with oversized enclosure, low level WC and wash basin.

There are well maintained communal gardens that surround the development which include a central seating area. There are paths which meander through the court with with attractive timber arbour and climbing plants. There is communal parking and communal bin store and clothes drying area. The property is leasehold and therefore liability is kept to a minimum as maintenance of the communal areas, the exterior of the property and building insurance is taken care of by the Housing Association which is included within the service charge.

The agents strongly advise an early inspection to appreciate the well planned and spacious accommodation the property offers.

Services

Mains water, drainage and electric

Council Tax

Band A

EPC Rating

Band C

Tenure & Fees

Leasehold. Remainder of 99 year lease granted 1988. £2,274.60 annual maintenance charge.

Viewings

Please contact the Branton branch on 01271 814114

