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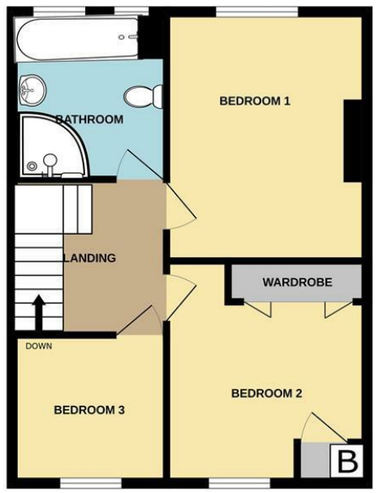
We value your property

GROUND FLOOR
525 sq.ft. (48.8 sq.m.) approx.

1ST FLOOR
476 sq.ft. (44.2 sq.m.) approx.



TOTAL FLOOR AREA : 1001 sq.ft. (93.0 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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Directions

From Barnstaple go to the very centre of Braunton. At he traffic lights and crossroads, turn left to Croyde. Continue along this road and pass The White Lion pub on the right. After the pedestrian crossing,turn left into First Field Lane. Continue down the road and the house is the first on the right hand side.

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

Call 01271 814114

or email braunton@phillipsland.com

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A Very Comfortable Home With Parking

6 First Field Lane, Braunton, EX33 1ES

Guide Price

£387,000

- Attractive 3 Bedroom House
- 4 Piece Bathroom
- Very Good Size Gardens
- Lovely Bright Living Room
- uPVC D/G & Gas Heating
- Very Popular Location
- Well Appointed Kitchen
- Off Road Parking
- Viewing Is Essential

Braunton 01271 814114 • Barnstaple 01271 327878
www.phillipsland.com braunton@phillipsland.com

We are delighted to bring to the market this attractive 3 bedroom end of terrace house which is offered for sale in very good decorative order throughout. Located in a very sought after and convenient location to the west side of Braunton means that not only easy to the village centre but also to the coast and beaches.

First Field Lane is just off the Saunton Road with similar style houses, however, this has the distinct advantage of benefiting from a very good size garden and off road parking. The house demands a full viewing in order to appreciate the light and airey rooms. The entrance hall has area and understairs cupboards and recess and this leads into a good size living/ dining room. This has a bay window with bespoke shutters and a working log burner. Also, there are sliding doors to the rear, oak style flooring and store cupboards. From here there is access to a very well fitted kitchen with attractive units with appliances including electric hob, and extending filter fan over. There is also a double oven, grill, built in fridge freezer and larder cupboard. The good range of base and wall units offer excellent storage and there is plumbing for both dishwasher and washing machine.From here there is a door to the outside.

To the first floor is a good size landing with ladder stairs to the attic. Here there is good scope to extend , subject the necessary consent, for another bedroom. However, the 3 bedrooms are a good size and decorated nicely and the main bedroom has a feature fireplace The family bathroom is fitted with a white 4 piece suite with seperate shower and half tiled walls.

You approach the house from First Field Lane with lovely tiled steps up to the house. The small front garden has shrubs and a lovely herringbone dry stone wall. Immediately to the rear of the house is a patio with cold water tap. Just beyond is a car parking space with access form the rear of the terrace and around to the lane. The workshop has mains electric and offers excellent storage and there is a delightful summer house which looks down the garden. This offers a good degree of privacy and is mainly laid to lawn with a maturing hydrangea and honeysuckle bush. To the bottom of the garden there is space for vegetable patch or to lay a further patio area for BBQ's and entertaining.

We highly recommend a viewing in order to appreciate the spacious nature of the house, the very well presented rooms and good size garden. Also, its good location to the village and beaches. Furthermore, view early - as this will attract a lot of interest.

Services
All Mains Connected

Council Tax band
C

EPC Rating
C

Tenure
Freehold

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

The house is set up and off from First Field Lane in an extremely convenient position to the village centre which is only a few minutes walk away. Just down the road is Braunton Cricket Club - ideal for the cricket enthusiast. This picturesque club sits to the side of The Great Field, only one of two medieval strip fields still in operation in the country. The club house is open all year round. Braunton Burrows is close by, too. This is the largest sand dune system in the country and is a UNESCO North Devon Biosphere. This internationally important reserve is highly regarded by hikers and dog walkers; an ideal area to exercise.

Braunton is considered one of the largest villages in the country which caters well for its inhabitants with an excellent range of amenities including primary and secondary schools, churches, medical centre, library, Cawthorne's Store, Tesco Superstore, and a good number of restaurants, coffee houses, shops and stores.

Approximately 4 miles to the west are the sandy surfing beaches of Saunton and Croyde which are 3 and 5 miles away. Saunton also boasts the renowned golf club with its two championship courses. There is a bus stop close by, which has a regular service to the beaches and to Barnstaple, the regional centre of north Devon. This is approximately 5 miles to the east and offers a wider range of shopping facilities including covered shopping to the town centre at Green Lanes and out of town shopping at Roundswell where there is a wide choice of super stores. There is a brand new leisure centre whilst also there is also the Tarka Tennis Centre, Scott's Cinema and the Queens Theatre.

The North Devon Link Road offers a convenient link to the M5 Motorway at junction 27 whilst The Tarka Rail Line connects to Exeter which then picks up the direct route to London Paddington.

Room list:

Entrance Hall

Living Area
4.50 x 3.80 (14'9" x 12'5")

Dining Area
3.80 x 3.64 (12'5" x 11'11")

Kitchen
4.11 x 2.52 narr 1.82 (13'5" x 8'3" narr 5'11")

First Floor Landing

Bedroom 1
3.69 x 3.31 (12'1" x 10'10")

Bedroom 2
3.70 max x 3.14 (12'1" max x 10'3")

Bedroom 3
2.41 x 2.32 (7'10" x 7'7")

4 Piece Bathroom
2.46 x 2.30 (8'0" x 7'6")

Work Shop

Off Road Parking

Good Size Gardens Offering Good Degree Of Privacy