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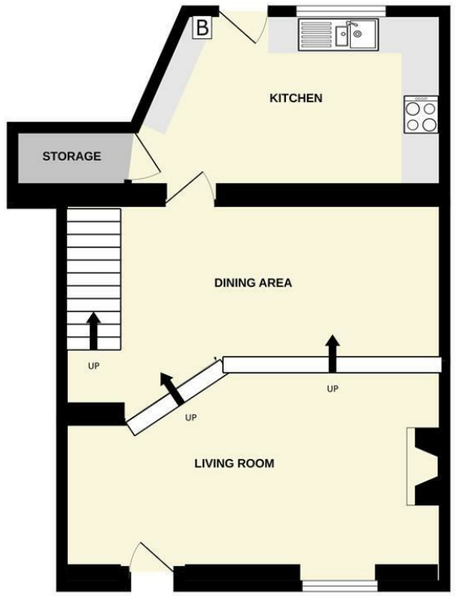
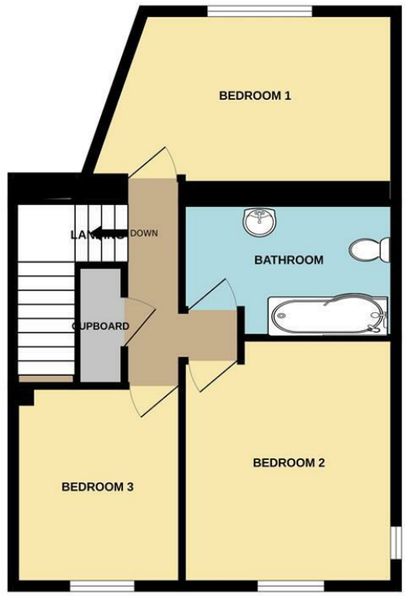
GROUND FLOOR
520 sq.ft. (48.4 sq.m.) approx.



1ST FLOOR
515 sq.ft. (47.8 sq.m.) approx.



TOTAL FLOOR AREA : 1035 sq.ft. (96.2 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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Directions

From Barnstaple take the A361 to Braunton. Carry on right through to the centre of Braunton. The crossroads and traffic lights, turn right into East Street. Carry on up and the property will be found about 150 yards up 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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Super Character Home In Central Location

Hawthorne Cottage, 8 East Street, Braunton, EX33 2EA

Asking Price
£319,950

- 3 Bedrooms, Family Bathroom
- Private Rear Courtyard
- Very Convenient Location
- Lovely Split Level Living Room
- UPVc Double Glazing, Gas C/H
- No Onward Chain
- Kitchen With Store Room
- Many Character Features
- EPC: C

Hawthorne Cottage offers a wonderful opportunity to acquire a very comfortable and deceptive 3 bedroom character home. The property is in a very good location and is offered for sale in good order whilst also offering no onward chain. Therefore, this can occupied with the minimum of delay. East Street is an attractive area of the village which comprises individual houses and cottages, interspersed with the occasional bungalow.

The rooms are bright and spacious with the the benefit of gas central heating and UPVc double glazing. The split level living room is particularly comfortable and has painted ceiling beams and a central vertical beam. The lower part is the sitting room area with an attractive fireplace which has an inset living flame gas fire with brick arch over, exposed stonework either side and a tiled hearth. The sash style window has a seat below and exposed stonework. The dining area connects to the kitchen at the rear. This offers good work top space and a very useful, good size walk in store cupboard. There is easy to maintain tiled flooring and wall cupboards with underlighting. A stable door opens out to the rear courtyard garden.

To the first floor there is a cupboard on the landing, 3 bright and spacious bedrooms and the family bathroom. This is well appointed with a white 3 piece suite and a shower bath. To the rear of the property is a private courtyard garden which catches a good degree of sunshine.

This lovely property is sure to appeal to those looking for a character family home close to the village centre and its amenities. Alternatively, it will make for a n easy to run lock up and go holiday home. We recommend a full viewing at the earliest opportunity to appreciate what the property has to offer and to avoid disappointment.

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 property is situated in the very popular East Street location of Braunton which is one of the older parts of the village and where there are many attractive and individual character homes. Braunton is considered one of the largest villages in the country and it caters well for its inhabitants with an excellent range of amenities. The village centre offers shops and stores, public houses, churches and health centre, whilst there are also good primary and secondary schools, a Tesco super stores and bus stops.

The village is also nicely located for easy access to the sandy beaches of Saunton & Croyde approximately 3 & 5 miles to the west and both are renowned for their quality of surf and water sports facilities. There is also an excellent golf club at Saunton which boats 2 championship courses.

There is a regular bus service to Barnstaple, the regional centre of north Devon, which is approximately 5 miles to the east. Here, there is good covered shopping to the town centre at Green Lanes and out of town shopping at Roundswell. There are sports and leisure facilities including a brand newt leisure centre, cinema, ten pin bowling and The Queens Theatre. The North Devon Link Road provides a convenient route to the M5 motorway at junction 27, whilst the Tarka Train Line connects to Exeter in the south which picks up the direct route to London Paddington.

Room list:

Overall Living Room Size
5.96 x 5.64 (19'6" x 18'6")

Kitchen
4.36 narr 3.94 x 3 (14'3" narr 12'11" x 9'10")

First Floor Landing

Bedroom 1
5.04 narr 3.94 x 3.06 (16'6" narr 12'11" x 10'0")

Bedroom 2
3.78 narr 3.20 x 3.05 (12'4" narr 10'5" x 10'0")

Bedroom 3
3.10 x 2.62 (10'2" x 8'7")

Family Bathroom
3.12 x 1.72 (10'2" x 5'7")

Private & Sunny Rear Courtyard Garden