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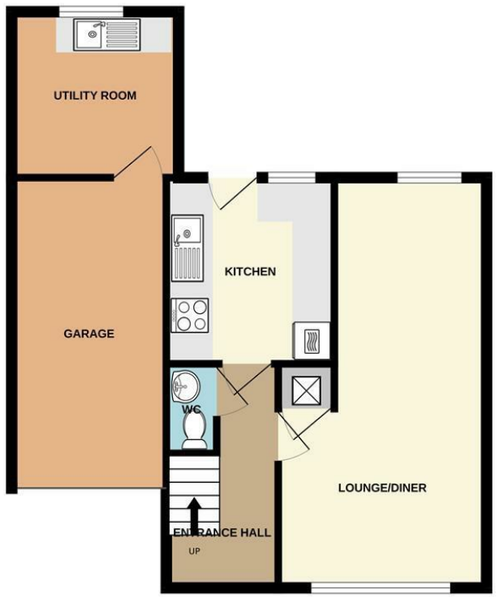
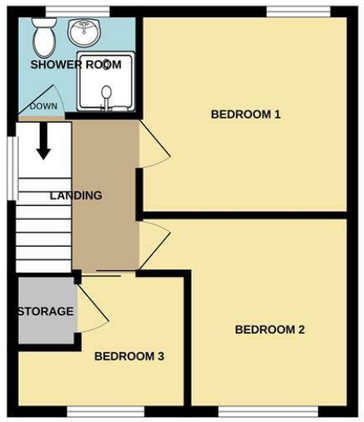
GROUND FLOOR



1ST 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. At the cross roads and traffic lights turn left signposted to Croyde & Saunton. Continue along this road passing 'The White Lion' Public house and continue on past Kingsacre, take the next turning on your right into Dune View Road and continue to the T-junction at the top. Here turn left continue on passing Homer Crescent on the right, upon passing Cavie Road on the left and play park take the next left into Mowstead Road and

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First Time To The Market - 3 Bedroom Family Home

25 Mowstead Road, Braunton, EX33 1BJ

Guide Price

£325,000

- 3 Bedroom Family Home
- Off Road Parking & Garage
- In Need Of Modernisation
- West Facing Large Garden
- Short Drive To Local Beaches
- Useful Utility Room
- NO ONWARD CHAIN
- Close To Reputable Schools
- EPC: D






We are delighted to offer 25 Mowstead Road to the market for the first time since new. This attractive three-bedroom linked semi-detached home is situated in the ever-popular Saunton Park area of Braunton and is offered with no onward chain. Although in need of some modernisation, the property offers plenty of potential to create a wonderful family home, with the added benefits of a west-facing garden, off-road parking and garage.

Inside, a good-sized entrance hall leads to a bright and spacious lounge/diner, with natural light from both ends of the room. The kitchen offers ample worktop and cupboard space, an integrated oven and electric hob, together with a pleasant outlook over the rear garden. A serving hatch connects to the dining area, while a downstairs WC completes the ground floor.

Upstairs are three well-proportioned bedrooms, with the 1st bedroom enjoying far-reaching views towards Saunton Burrows and beyond, along with a three-piece shower room.

Outside is a generous, enclosed west-facing rear garden, ideal for families, pets and enjoying the sun. This is a perfect place to enjoy some alfresco dining. There is also a useful utility room adjoining the garage. A fantastic opportunity to create a lovely family home in a sought-after Braunton location.

Services

Mains water, sewage and electric heating

Council Tax band

C

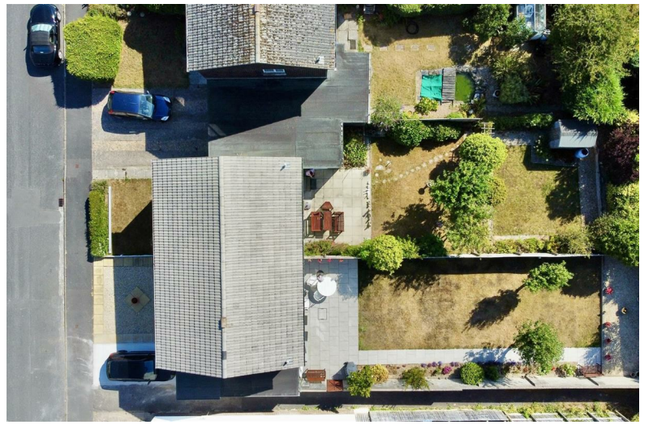
EPC Rating

D

Tenure

Freehold



The property stands in a pleasant position situated to the West side of Braunton and forms part of the Saunton Park development. There are a mixture of houses and bungalows and there is the benefit of a bus stop within close proximity. Pixie Dell stores is easily accessible and ideal for those everyday necessities. Kingsascre school is only a few minutes walk and, of course, the village centre is also very easily accessed.

Being to the West of Braunton means that access to the sandy beaches at Croyde and Saunton is also very convenient and Saunton also offers the renowned golf course with its 2 championship courses. Braunton is considered one of the largest villages in the country and caters well for its inhabitants with an excellent range of amenities including primary and secondary schools, a medical centre, churches, public houses, restaurants and a good number of local shops and stores. Braunton burrows is only a few minutes drive away here there are many miles of superb walks ideal for exercising the dog.

Barnstaple, the regional centre of Devon, is approximately 5 miles to the east and here a wider range of amenities can be found including covered shopping in the town at Green Lanes and out of town shopping at Roundswell. Further education is at Petroc college and social amenities include the soon to be completed new North Devon Leisure Centre, the Tarka Tennis centre, Scott's cinema and the Queens Theatre. 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 then picks up the main London train to Paddington.

Entrance Hall

Lounge/Diner
6.42 max x 3.28 max (21'0" max x 10'9" max)

Kitchen
2.72 x 2.60 (8'11" x 8'6")

Downstairs WC
1.42 x 0.78 (4'7" x 2'6")

Bedroom 1
3.27 x 3.20 (10'8" x 10'5")

Bedroom 2
3.32 nar to 2.36 x 3.08 (10'10" nar to 7'8" x 10'1")

Bedroom 3
1.72 max x 2.17 max (5'7" max x 7'1" max)

Garage
4.88 x 2.42 (16'0" x 7'11")

Utility Room
2.62 x 2.59 (8'7" x 8'5")

Off Road Parking

