



TOTAL FLOOR AREA: 1373 sq.ft. (127.5 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 proceed on the A361 to Braunton. At Wrafton bear right signposted to North Devon Athlete's Track and Heanton Punchardon and continue along this road past Braunton Academy. Continue on and at the button roundabout continue on up the hill into Hills View and at the brow of the hill bear right the steepish hill into Higher Park Road. Continue along this road for a few hundred yards and Heanton Close will be found on the right hand side just set down from the road.

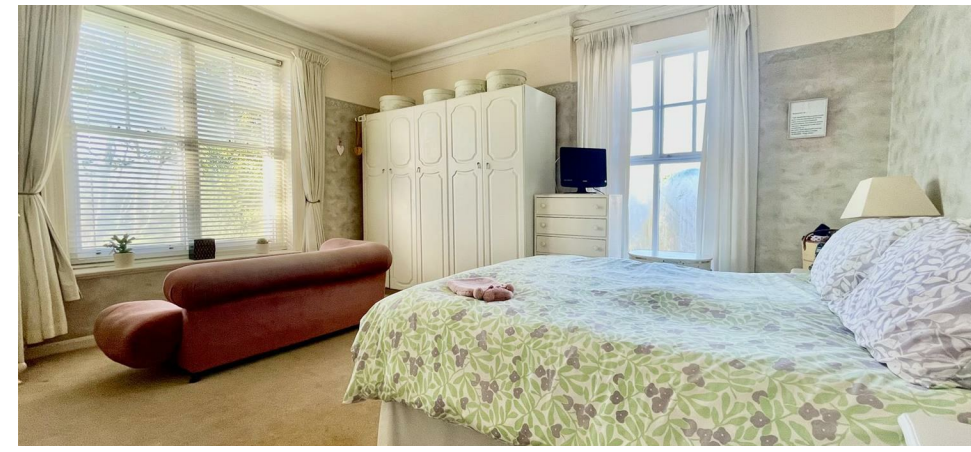
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**A Very Spacious 3 Bedroom Maisonette**  
Apt. 1, Heanton Close Higher Park Road, Braunton, EX33 2NZ

Asking Price  
**£275,000**

- Very Spacious Apartment
- Large Living Room & Kitchen
- NO ONWARD CHAIN
- Former Gentleman's Residence
- Communal Gardens Surround
- Very Sought After Area
- 3 Bedrooms, 2 Bathrooms
- Parking To The Side
- EPC: E

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.  
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## Room list:

### Entrance Hall

### Living Room

6.12 max 6.06 (20'0" max 19'10" )

### Kitchen

3.21 x 2.86 (10'6" x 9'4")

### Bedroom 1

4.78 x 4.21 (15'8" x 13'9")

### Shower Room

1.98 x 1.70 (6'5" x 5'6")

### Lower Entrance Hall & Inner Hall

### Bedroom 2

4.26 x 3.73 max (13'11" x 12'2" max)

### Bedroom 3

4.49 x 2.90 max (14'8" x 9'6" max)

### Lobby /Utility

2.78 x 1.53 (9'1" x 5'0")

### Bathroom

1.66 .1.53 (5'5" .5'0")

### Communal Gardens & Parking

Forming part of what was an attractive stone built Gentleman's residence in a very sought after location of Higher Park Road, this well presented spacious 3 bedroomed first floor apartment offers very comfortable accommodation.

This is a very good opportunity to live in a lovely home in a small and select community where there is communal parking and gardens. The apartment is on the ground and lower ground levels and offers tremendous space and so this will be of interest to those who are looking for a home which offers a little more than the average apartment. Therefore, a viewing is essential to appreciate this.

The property has the benefit of gas central heating and spacious rooms. The main property is approached from the side where there is communal parking. There is access via a very attractive entrance porch which has a lovely tiled floor, exposed stonework and a leaded arched window. From here there is a heavy wide door to the communal entrance hall and landing with a good sized stained glass window.

The apartment has its own entrance hall with useful store cupboard and shower room. The impressive living room has a fine bay window and attractive fireplace. Also to the floor, there is a large bedroom and kitchen. Stairs lead down to the lower ground floor hall with understairs cupboard and door to the garden. There are 2 more bedrooms, utility space and a bathroom.

To the side of Heanton Close is the communal parking area. Communal gardens surround and immediately to the front of the apartment is an open plan lawned area. The door from the lower ground floor opens on to this area.

Heanton Close, a most attractive property converted to similar apartments all having their own individual nature. No.1 forms the lower & ground floors of the original gentleman's residence.

Located in one of the region's most sought after addresses of Higher Park Road, the property is set down from and away from Higher Park Road and so this is a good & peaceful location.

The apartment sits in a convenient position within the village being just a short walk to the village centre where there is a wide range of amenities. These include primary and secondary schooling, post office, medical centre, public houses, restaurants, churches and a good number of local shops.

Within a short drive is the sandy beaches at Croyde and Saunton approximately 5 miles to the west and is connected by a regular bus service. The beaches are considered to be a mecca for water sport enthusiasts, whilst there is also the Saunton Sands Golf Club with its two championship courses. To the south east of Braunton can be found Barnstaple, the regional centre of North Devon which offers a wider range of amenities and further schooling opportunities. Green Lanes Shopping Centre, Queen's Theatre and the North Devon Leisure Centre are also here. The North Devon Link Road A361 connects to the M5 motorway at Junction 27 whilst the Tarka Rail Line connects to Exeter in the South.

## Services

All Mains Connected

Council Tax band

B

EPC Rating

E

Tenure

Leasehold

