



TOTAL FLOOR AREA: 1061 sq.ft. (98.6 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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Immaculate House In Quiet Location

36 Ashton Crescent, Braunton, EX33 1RD

Asking Price

£395,000

- 3 Bedroom Linked House
- Entrance Hall & Cloakroom
- Lounge & Dining Room/ Bed 4
- uPVC D/G, Gas C/H & Solars
- 4 Piece Family Bathroom
- Garage & 2 Off Road Parking
- Enclosed, West Facing Garden
- Economic & Easy To Run Home
- Quiet Cul de Sac Location

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Directions

From Barnstaple proceed to the centre of Braunton Village to the main cross roads and traffic lights. Turn left, signposted to Croyde. Continue along and turn left into Chapel Street, which is directly opposite The White Lion pub. Carry on down to the T junction and turn right, then first right again. The property will then be on the left hand side.

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 & Cloakroom

Lounge
5.57 x 3.87 (18'3" x 12'8")

Dining Room/ Bed 4
4.83 x 2.38 (15'10" x 7'9")

Kitchen
3.47 x 3.29 narr 2.25 (11'4" x 10'9" narr 7'4")

Landing

Bedroom 1
3.08 x 2.98 max (10'1" x 9'9" max)

Bedroom 2
3.50 x 2.30 (11'5" x 7'6")

Bedroom 3
2.98 x 2.40 (9'9" x 7'10")

4 Piece Bathroom

Garage
5.04 x 2.47 (16'6" x 8'1")

2 Off Road Parking Spaces

Enclosed West Facing Garden

Overview

This is a wonderful opportunity to acquire a very well presented modern linked home which is situated in a quiet, tucked position with no passing traffic yet easy to the village centre. The house offers splendid extended accommodation which is sure to appeal to those looking for a home for a growing family, alternatively as a retirement home, or as an easy to run lock up and go 2nd home. Therefore, it is essential to view the property to fully appreciate the space on offer.

There is a storm porch, courtesy light and front door to the entrance hall. Here there are stairs to the first floor and a useful cloakroom. The spacious dual aspect lounge has french doors to the rear garden and also opens to the dining room. This could easily be converted to provide a ground floor 4th bedroom. From there there is access into the garage. From the garage there is very useful store space over the dining room. The kitchen is well fitted with a good range of units and also has access to the rear garden. There a 3 first floor bedrooms, two with built in wardrobes and a large 4 piece family bathroom.

To the front of the house is a small garden nicely stocked with a variety of shrubs. To the side are 2 off road parking spaces and a garage. The rear garden is attractively laid out, west facing and offers a good degree of privacy being fully enclosed. Immediately to the rear of the house is a large area of patio and a central triangular lawn with patio around. To one corner of the garden is a maturing palm tree.

The house forms part of the popular Ashton Crescent development which is to the west side of Braunton village. No 36 is in a particularly good position being in a cul de sac where there is no through traffic. Here there are similar style houses and bungalows. Built in the late 1980's to traditional cavity construction and pleasing rendered and part red brick elevations. The house offers gas central heating and the present owners have installed uPVC double glazing and efficient solar panels. These provide a regular income and also greatly helps in keeping energy bills low. Therefore, this is a very economic and easy to run home.

This modern development is continually in demand from buyers seeking a home in a sought after residential location, or for an easy to run holiday home investment. Located to the west side of Braunton, it not only offers very easy access to the village centre but also to the superb beaches at Saunton & Croyde which are 3 miles away. These are a mecca for surfers and keen water sports enthusiasts and connected by a regular bus service

Braunton is considered one of the largest villages in the country and it caters well for it's inhabitants with a wide range of amenities. These include primary and secondary schools, Medical Centre, churches, public houses, restaurants and a number of local shops and stores. There is a Tesco superstore to the edge of the village and the family run Cawthorne's store to the village centre.

The bus also connects to Barnstaple, the principle town in north Devon. Here there are a wider range of shopping facilities included Green Lanes Shopping Centre and out of town shopping at Roundswell. Leisure and social needs are met with a brand new Tarka Leisure Centre, Tarka Tennis Centre, Ten Pin Bowling, Scotts Cinema and The Queens Theatre.

There is access to the North Devon Link Road which offers a convenient route to the M5 motorway at junction 27. The Tarka train line runs south to Exeter which then has a direct route to London.

Services

All Mains Connected

Council Tax band

C

EPC Rating

B

Tenure

Freehold

Viewings

Strictly by appointment with the Phillips, Smith & Dunn Braunton branch on 01271 814114

