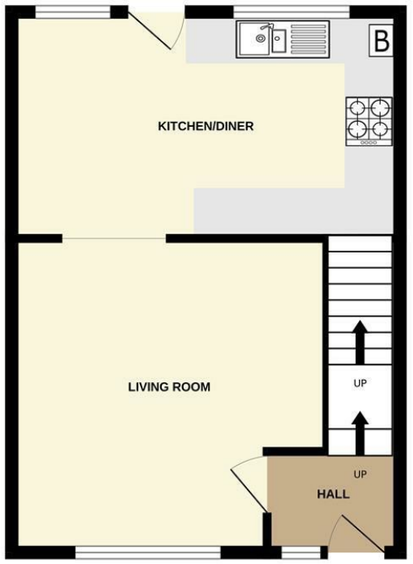
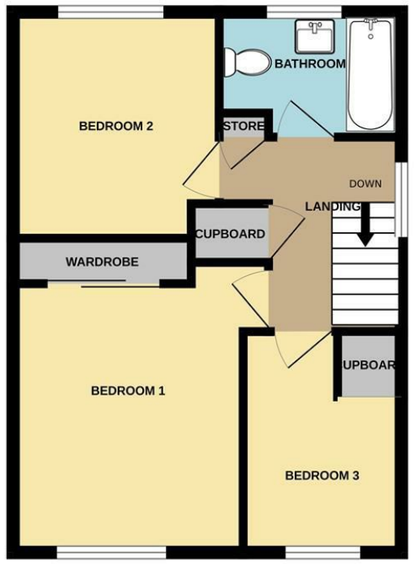
PhillipsSmith&Dunn
Buy. Sell. Let.
We value your property

GROUND FLOOR
407 sq.ft. (37.8 sq.m.) approx.



1ST FLOOR
407 sq.ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA : 814 sq.ft. (75.6 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.
Made with Metropix ©2025

Directions

From Barnstaple proceed on the A361 to Braunton. Continue to the very centre of the village and at the crossroads and traffic lights turn right into East Street. Follow the road up the hill and continue on at the next crossroads and up the hill. As the road levels continue on and turn left into Silvan Drive. Follow the road down and around to the left and Chestnut Close will be found on the left . No. 11 will be to the top of the cul de sac to the right.

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

Call 01271 814114

or email braunton@phillipsland.com

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.
Copyright 2016 Phillips Smith & Dunn. All rights reserved. Phillips Smith & Dunn is a name of P. S. & D. Limited.
Our company registration number is 04753854 and we are registered in England and Wales.

Family Home In Good Cul de Sac Location

11 Chestnut Close, Braunton, EX33 2EH

Asking Price
£335,000

- 3 Bedroom Detached House
- Kitchen/Dining Room
- Off Road Parking & Garage
- Requires Some Updating
- Family Bathroom
- No On ward Chain
- Living Room View To Chapel Mount
- UPVc Double Glazing & Gas C/H
- EPC: TBC

Chestnut Close is a lovely, private cul de sac set the the edge of Braunton but which still offers convenient access to the village and its amenities. It comprises similar style houses which were built in the 1970's to traditional construction with pleasing part rendered and part exposed brick elevations under a concrete tiled roof.

The house offers the benefit of no onward chain but it does require some updating and improvement. This will make for a super home for a growing family as the accommodation flows well and benefits gas central heating and UPVc double glazing. You enter the house through the split level entrance hall and into the good size living room. This has a good aspect to Chapel Mount and opens to the good size kitchen/ diner. This is nicely fitted and has a door to the rear garden.

Upstairs, the landing has 2 useful cupboards. There are 3 bedrooms with the main & bedroom 3 having built in cupboards and an open view to Chapel Mount. The family bathroom has a white 3 piece suite.

The house stands to the top of the cul de sac in a slightly elevated position with parking to the side which leads to the garage. There is a lawned front garden with a shrub garden in front of the house. There is side access between the house and garage and this leads to the rear garden which extends behind the garage and the opposite side of the house. The gardens need some cultivation and has lawn and many maturing shrubs. There is a door which conveniently opens onto North Down Road. This leads down to the village and its amenities.

The house offers a really good opportunity to live in a lovely small community which is a quiet location with no passing traffic to the front. The new owners can place their own mark on the house and we recommend a viewing to appreciate the potential.

Services
All Mains Connected

Council Tax band
C

EPC Rating
D

Tenure
Freehold

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

Chestnut Close is a lovely cul de sac which forms part of the popular Acland Park development to the north edge of Braunton village. There is easy access to the village centre either by car or one can walk, via The Black Horse Inn at Church Street, and then through the churchyard. Alternatively via the gate to the bottom of the garden and down North Down Road.

Braunton is a good size village which offers an excellent range of amenities including primary and secondary schools, public houses, churches and a good number of local shops and stores. There is also a Tesco superstore, whilst in the village centre there is the family run Cawthorne's store. The village is ideally located for easy access to the sandy beaches at Croyde and Saunton which are approximately 3 miles to the west and at Saunton there is also the renowned golf club with its two championship courses.

There is a regular bus service to Barnstaple, the regional centre of North Devon, approximately 5 miles to the east and here a wider range of shopping, social and leisure facilities can be found.

There are good road connections to the M5 motorway via the North Devon Link Road, whilst the Tarka Train Line connects to Exeter in the south which then picks up the main route to London.

In all this is an excellent opportunity to acquire a superb home which offers excellent accommodation with gardens, excellent parking and open views.

Room list:

Entrance Hall

Living Room
4.32 max x 4.20 (14'2" max x 13'9")

Kitchen/Diner
5.23 x 3 (17'1" x 9'10")

First Floor Landing

Bedroom 1
3.65 x 3.03 (11'11" x 9'11")

Bedroom 2
3.03 x 2.71 (9'11" x 8'10")

Bedroom 3
2.81 max x 2.14 (9'2" max x 7'0")

Bathroom
2.43 x 1.67 max (7'11" x 5'5" max)

Gardens Requiring Some Attention

Garage & Parking