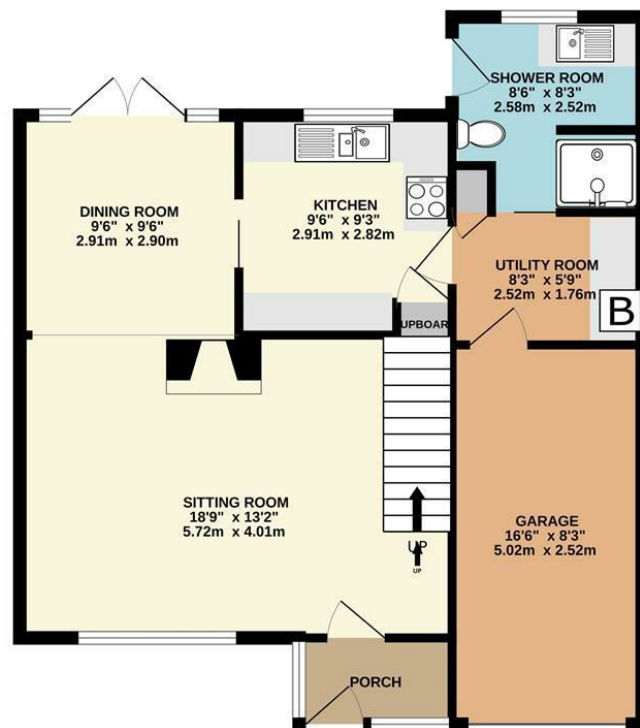
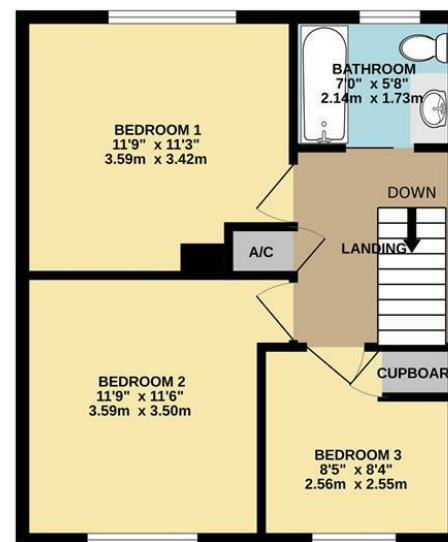


GROUND FLOOR



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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An Extremely Well Presented Family Home

1 Barnfield Close, Braunton, Devon, EX33 2HL

Asking Price

£485,000

- Immaculate 3 Bedroom House
- 2 Reception Rooms
- Kitchen & Utility Room
- Shower Room & Family Bathroom
- uPVC D/G, Gas Fired Heating
- Garage & 2 Car Spaces
- Delightful Gardens
- Ideal Family Home
- Very Popular Location

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

Call 01271 814114

or email braunton@phillipsland.com

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Room list:

- Entrance Porch**
2.03 x 1.04 (6'7" x 3'4")
- Sitting Room**
4.65 x 4.19 (15'3" x 13'8")
- Dining Room**
3.06 x 2.72 (10'0" x 8'11")
- Kitchen**
3.01 x 2.83 (9'10" x 9'3")
- Utility Room**
2.30 x 1.74 (7'6" x 5'8")
- Shower Room**
- First Floor Landing**

- Bedroom 1**
3.66 x 3.62 (12'0" x 11'10")
- Bedroom 2**
3.67 x 3.17 (12'0" x 10'4")
- Bedroom 3**
2.67 narr 1.91 x 2.48 (8'9" narr 6'3" x 8'1")
- Family Bathroom**
1.98 x 1.17 (6'5" x 3'10")

Garage
5.16 x 2.51 (16'11" x 8'2")

2 Off Road Parking Spooeces and Front Garden

Superb Rear Garden. Very Well tended & Stocked

Summer House

We are delighted to be able to offer this extremely well looked after, link detached house. This is an ideal family home which offers very comfortable accommodation which has uPVC double glazing and gas fired central heating with a renewed boiler. A full viewing is essital to appreciate the bright and airey rooms and the wondeful, level gardens.

The front porch opens to the good size sitting room which has a gas fire. The room opens to the dining room which has French doors out to the rear garden. These allow maximum light in and they really feel as if the garden comes into the house. A sliding door takes you toi the kitchen, which is nicely fitted with a range of units, work surfaces plumbing for a dishwasher, hob and oven below. Plumbing for the washing machine is in the utility room with access to the attached garage. The utility opns to the shower room which also has a sink and door to the garden. This space is ideal to de sand from a long day at the beach. There are 3 good size bedrooms and a well apppointed family bathroom.

The property stands on a level plot with 2 off road parking spaces to the front. There is a lawn front garden with lavender beds and a side gravelled side area and gate to the rear garden. This is a wonderful space which offers a good degree of privacy. There is a rear patio which sweeps up to the lovely summerhouse, to the side of which is a small patio area. This is a great area to sit and enjoy this peaceful neighbourhood. There is a central lawn with very well stocked flower and shrub boarders. To the side of the house is an area ideal for bin storage.

The house is of trational cavity construction with brick elevations under a tiled roof. Barnfield Close is to the east side of the village and has easy access to the village centre and its amenities. Properties in this area are always in demand - we recently sold the house next door - as the houses have good distance between them which gives a good feel of space.

We reccommend a full viewing to appreciate what the property has to offer and early, to avoid dissappointment.

Services

All Mains Connected

Council Tax band

D

EPC Rating

C

Tenure

Freehold

Viewings

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

