



## Well Presented & Much Improved 3 Bed Family Home

32 Hart Manor, Wrafton, Branton, EX33 2DS

Guide Price

**£282,500**

- Much Improved Family Home
- Well Presented Accommodation
- Stylish Well Fitted Kitchen
- Modern 3 Piece Bathroom
- 3 Bedrooms
- Open Plant Configuration
- Sunny Facing Rear Garden
- Viewing Absolutely Essential
- EPC: Band D

## Directions

From Barnstaple proceed on the A361 to Braunton. On entering Wrafton turn left directly opposite the Williams Arms Public house into Wrafton Road, proceed ahead and take the second turning on the right hand side into Hart Manor and proceed to the bottom of the road where the property 'number 32' will be found in front of you.

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

Call 01271 814114

or email [braunton@phillipsland.com](mailto:braunton@phillipsland.com)

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## Overview

Phillips Smith & Dunn are delighted to offer to the market this superbly presented 3 bedroom end of terrace house situated within a pleasant cul de sac position. The property has been subject to a major transformation by the current owners who have made numerous improvements and adaption to create this fine family home. The property benefits from pvc double glazing, gas centrally heated, and has part render and brick elevations therefore considered an easy to run home.

The property is very well presented and therefore, lends itself to a good number of purchasers to include those looking for a ready made family home, or those seeking a superb 'First time purchase'. Furthermore, the property would make a great investment opportunity which will generate a sound and steady income stream, or those seeking a special lock and leave bolt hole retreat.

The current owners have undertaken numerous improvements over recent years to include a newly fitted stylish kitchen, an internal wall was also removed at the same time to create a modern open plan living configuration opening into the dining room, from here French doors lead out onto a large patio deck that is perfect for entertaining. There has also been the installation of a stylish fitted 3 piece bathroom suite, replacement boiler and the most significant transformation was the clever adaption to create a most useful 3rd bedroom.

Briefly the internal accommodation comprises, covered storm porch with entrance door leads into the spacious entrance hall with staircase rising to the first floor. The stylish kitchen is well fitted and has numerous base and wall units with part navy blue and white shaker style door fronts. There are ample working surfaces and breakfast bar area. There is a 1.5 bowl sink unit with integral dishwasher below and space and plumbing for a washing machine and space for an American style fridge freezer. The kichen opens into the dining area and lounge therefore, it flows nicely and enjoys a modern open plan living configuration. The bright and spacious sitting room is located at the front of the property and enjoys a good degree of sunshine. To the first floor there is a landing serving all rooms and airing cupboard housing the gas boiler feeding central heating and hot water to the property. There are 3 bedrooms, bedroom 1 and 2 are generous double rooms whilst bedroom 3 is a comfortable single room, this would make a perfect nursery room and has built in storage. Furthermore, to the first floor is a stylish and contemporary 3 piece bathroom suite, comprising shower bath with screen, full pedestal wash basin and WC. There are Moroccan tile effect flooring along with modern metro wall tiles complementing this room perfectly.

The agents strongly recommend a viewing at the earliest opportunity to appreciate this very well presented and much improved family home.

## Services

All mains connected

## Council Tax

Band B

## EPC Rating

Band D

## Tenure

Freehold

## Viewings

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



## Room list:

### Entrance Porch

5.00m x 1.73m (16'5 x 5'8)

### Open Plan Lounge Diner

6.81m x 3.40m (22'4 x 11'2)

### Kitchen

3.28m x 2.54m approx (10'9 x 8'4 approx)

### First Floor

### Landing

### Bedroom 1

3.86m x 2.57m (12'8 x 8'5)

### Bedroom 2

2.84m x 2.79m (9'4 x 9'2)

### Bedroom 3

2.82m x 2.57m max (9'3 x 8'5 max)

### Bathroom

2.31m x 1.68m (7'7 x 5'6)

### Garden Store

3.00m x 1.57m (9'10 x 5'2)

### Splendid Family Home

### Cul De Sac Position

### Viewing Essential