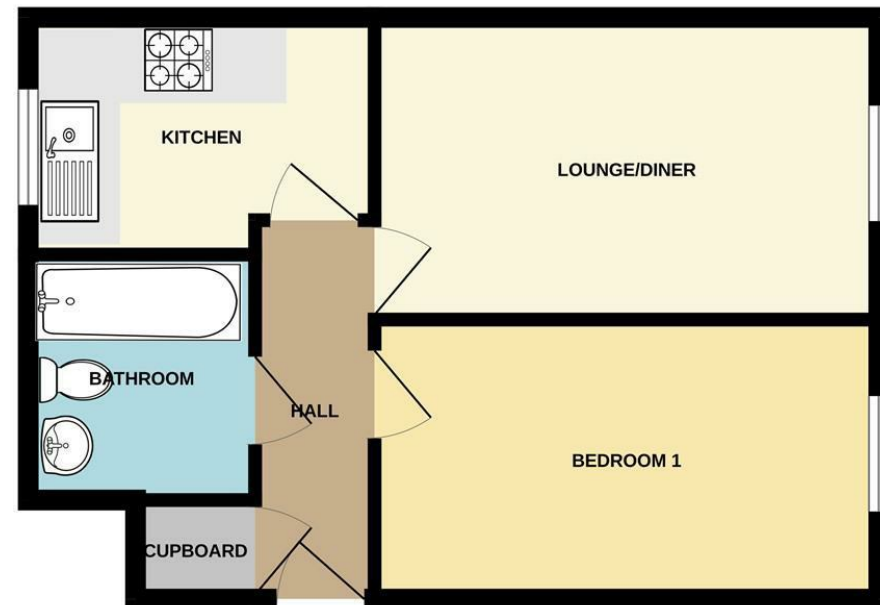


GROUND FLOOR  
392 sq.ft. (36.4 sq.m.) approx.



2 CAEN VIEW, BRAUNTON  
TOTAL FLOOR AREA : 392 sq.ft. (36.4 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 6/2025

## Directions

Proceed along the A361 to Branton and at Velator turn left at the roundabout into Velator Way. Proceed ahead until the mini-roundabout where the Quay Cafe will be directly in front of you. Take the 3rd exit and follow the road towards Tesco supermarket. At the mini-roundabout continue ahead where the property will be found after a short distance on the left hand side. Designated parking is found to the rear of the building, there is 'Visitor' parking throughout the development marked with a 'V' served on a first come first served basis.

**Looking to sell? Request  
a free sales valuation  
for your property.**

Call 01271 814114

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

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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## Well Presented 1 Bed Ground Floor Apartment

2 Caen View, Branton, EX33 1FE

Guide Price

**£180,000**

- Ideal First Time Purchase
- Well Presented Throughout
- Well Appointed Kitchen
- Investment Opportunity
- Lounge / Diner
- Designated & Visitor Parking
- Convenient Location
- Well Fitted Bathroom
- EPC: Band C





## Overview

This is an excellent opportunity to acquire a very well presented and deceptively spacious ground floor apartment which benefits from PVC double glazing and gas fired radiator central heating, The property is situated within a pleasant position located to the outer periphery of the village yet is within easy walking distance to the village. The Tarka line/ cycle way is within a stones throw providing a safe and direct route to Braunton, Barnstaple and beyond.

We thoroughly recommend a full internal inspection to appreciate this purpose built apartment which will ideally suit those seeking their first time purchase. However, it would also be of particular interest to those looking for a spacial bolthole lock up and go holiday home, home or would also make a sound investment opportunity which would generate a sound and steady income stream.

The very comfortable and easy to run accommodation comprises, communal hall leading to the entrance door, welcomes you into a good sized private entrance hall with excellent storage cupboard. The lounge diner is pleasant room and has space for a dining set and overlooks the front elevation. The kitchen has a wide assortment of base and wall units finished with shaker style door fronted units along with rolled top working surfaces with inset sink unit, gas hob with extraction canopy above and oven below. There is space for a fridge freezer, along with space and plumbing for a washing machine and dishwasher beneath the sink unit, cupboard housing gas boiler feeding domestic central heating system. The bedroom is a very good size double room and also overlooks the front elevation. Furthermore, the bathroom is well appointed and comprises of a white modern suite to include bath with shower mixer unit fed directly from the mains, low level WC and full pedestal wash basin.

Properties of this nature are always in very good demand and are easy and economical to run, having the benefit of entry phone system being secure. There is also a dedicated parking space located to the rear along with visitor parking served on a first come first served basis. The communal gardens are well maintained with many mature plants, shrubs and trees throughout the development. There is also the benefit of a spacious communal recycle store, and storage area ideal for storing those essentials, ie bicycles, surfboards, buckets and spades.

## Services

All mains connected

## Council Tax

Band A

## EPC Rating

Band C

## Tenure & Fees

Leasehold

£115.50 per month

maintenance charge

£266 per annum

Ground rent.

## Viewings

Call us on (01271)

814114 to make

an appointment.



## Situation

The property stands in a very convenient situation to the south side of Braunton village and it is within easy access to Tesco Superstore, Tarka Trail, Great Fields and the village centre. Here there is a wide range of amenities including primary and secondary schooling, a good number of local shops and stores, restaurants, churches and public houses.

Barnstaple, the regional centre of North Devon is approximately 5 miles to the south east whilst the sandy beaches at Croyde and Saunton are approximately 5 miles to the west. Both of these locations are connected by a regular bus service.

The property forms part of Caen View which is made up of similar style houses and flats and although is a cul de sac for vehicles, there is pedestrian access from the house leading into First Field Lane and on into the village. There is also easy access to Braunton Cricket Club with its excellent ground and well respected club house.



## Room list:

### Communal Hall

#### Entrance Hall

3.73m x 1.04m (12'3 x 3'5)

#### Lounge Diner

4.37m x 2.62m (14'4 x 8'7)

#### Bedroom

4.37m x 2.44m (14'4 x 8'0)

#### Kitchen

3.00m x 2.06m (9'10 x 6'9)

#### Bathroom

2.13m x 1.91m (7'0 x 6'3)

#### Storage Cupboard

#### Ideal First Time Purchase

#### Well Presented Throughout

#### Viewing Essential