

GROUND FLOOR



17 ASHMEAD GROVE, BRAUNTON

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Spacious 3 Bedroom Bungalow 'Convenient Location' Guide Price

17 Ashmead Grove, Braunton, EX33 1AL

£439,950

- 3 Bedroom Link Det Bungalow
- Large Sitting Room
- Garage & Workshop
- Pleasant Cul De Sac Position
- Spacious Entrance Dining Hall
- Pleasant Gardens
- 'No Ongoing Chain'
- Shower Room
- EPC: Band TBC.

Directions

From Barnstaple proceed on the A361 to Braunton and continue through the centre of the village. At the crossroads and traffic lights turn left signposted to Croyde and continue along this road and after a short distance take the first turning right at the White Lion Pub into North Street. After a short distance take the second turning left into Ashmead Grove and continue to the top of hill where you find number 17 on your right hand side that occupies a corner plot position.

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 Dining Hall
5.38m x 2.87m (17'8 x 9'5)

Inner Hall
6.38m x ??? (20'11 x ???)

Sitting Room
5.61m x 4.85m max (18'5 x 15'11 max)

Kitchen
3.68m x 3.35m (12'1 x 11'0)

Bedroom 1
3.96m x 3.30m (13'0 x 10'10)

Bedroom 2
3.96m max x 2.95m (13'0 max x 9'8)

Bedroom 3
3.28m x 2.34m (10'9 x 7'8)

Shower Room
2.41m x 1.65m (7'11 x 5'5)

Garage
4.98m x 3.43m max (16'4 x 11'3 max)

Workshop
3.68m x 1.35m (12'1 x 4'5)

Corner Plot Position

Central Convenient Location

Viewing Essential

Overview

Phillips Smith & Dunn are delighted to offer to the market this well presented and particularly spacious 3 bedroom link detached bungalow. The property occupies a pleasant corner plot position located within this very sought after and favoured cul de sac, yet it is only a few minutes walk from the village centre and its excellent amenities. The property benefits from full PVC double glazed windows, and is gas fired centrally heated furthermore, there is the advantage of having 'No ongoing chain' however, is subject to grant of probate.

Briefly the accommodation comprises entrance door, leading into the bright and spacious entrance dining hall, this lovely addition provides space for a large dining set and enjoys an open plan configuration opening into the sitting room. This particularly spacious room overlooks the rear garden and has a marble effect fireplace that provides a pleasing focal point to the room. There are two interconnecting doors that lead through to the inner hall serving all rooms. The kitchen is found to be well fitted with a comprehensive range of base and wall units along with a large expanse of working surfaces incorporating breakfast bar that doubles up as extra 'preparation space.' There are integral appliances to include an eye level oven, washing machine, dishwasher, and inset gas hob. There are 3 bedrooms two of which overlook the front elevation whilst bedroom 3 located to the rear is currently used as an office study/room. The shower room is located at the end of the hall and comprises of a large shower enclosure, WC and wash basin inset onto a vanity.

Directly to the front is a private brick paved driveway providing off road parking whilst leading to the attached garage with up and over door. As this property enjoys a pleasant corner plot the gardens wrap around with mature flower borders stocked with a wide variety of established plants and shrubs, and mature tree. Situated to the far end is a small water feature with timber gate leading into the enclosed courtyard garden fully laid with paving with easy maintenance in mind that requires the minimum of upkeep and fuss. A timber pergola provides a lovely focal point and is covered with a rambling and established wisteria. There is access that leads back into the garage along with a useful workshop/store.

Properties of this nature are always in very good demand and being in such a convenient quiet position is considered ideal as easy to run small family home, retirement home or alternatively as an attractive holiday home which is set off the main road and thoroughfares.

Situation

The bungalow is situated in the ever popular Ashmead Grove cul de sac which is a private road comprising similar style bungalows and is just off North Street, therefore, the property benefits from no passing traffic and is only a few minutes walk of the village centre and its amenities.

Braunton is an extremely popular village which offers easy access to the sandy beaches at Croyde and Saunton approximately 3 miles to the west. The village offers an excellent range of amenities including medical centre, public houses, churches and a good number of local shops and stores. Cawthorne's Stores is conveniently located whilst there is also a Tesco superstore situated off South Street. There are also a good number of restaurants and coffee shops within walking distance as is the bus stop which connects to Barnstaple, the regional centre of North Devon, approximately 5 miles to the east. Here a wider range of shopping and social facilities can be found as well as access on to the North Devon Link Road which provides a convenient route to the M5 motorway at junction 27.

In all, this is an extremely pleasant and well maintained detached bungalow which is sure to appeal to those persons looking for an easy to run home and therefore, we recommend an internal viewing at the earliest opportunity to avoid disappointment.

Services

All mains connected

Council Tax

Band C

EPC Rating

To be confirmed

Tenure

Freehold

Viewings

Contact the Braunton office on (01271) 814114 to arrange an appointment to view. Be quick!

