



17 ASHMEAD GROVE, BRAUNTON

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 misdescription. These particulars are intended to give a general guide to the property and do not constitute any part of a contract. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition. Measurements are approximate.

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or email braunton@phillipsland.com

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.

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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Spacious 3 Bedroom Bungalow 'Convenient Location' Guide Price
17 Ashmead Grove, Braunton, EX33 1AL

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



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.

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!

