



35 HART MANOR WRAFTON
TOTAL FLOOR AREA: 757 sq.ft. (70.4 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 misstatement. 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 telemap 0209



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 where the property 'number 35' will be found after a short distance on your left hand side.

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or email braunton@phillipsland.com

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A Very Well Presented & Much Improved Family Home

35 Hart Manor, Wrafton, Braunton, EX33 2DS

Guide Price

£279,950

- Superbly Presented Home
- Open Plan Configuration
- Sunny Facing Garden
- 3 Bedrooms
- Well Appointed Kitchen
- Viewing Essentil
- Well Presented Throughout
- 4 Piece Bathroom
- EPC: Band C



Overview

Phillips Smith & Dunn are delighted to offer to the market this superbly presented 3 bedroom mid terrace house situated within a pleasant cul de sac position. The property offers deceptively spacious accommodation and is found to be very well presented both inside and out. The current owner has made numerous improvements and adaptations over the years to create this fine family home and is offered to the market for the first time in over 25 years. The property benefits from pvc double glazing, is gas centrally heated, and has part rendered and brick elevations therefore is considered an easy to run home.

The property lends itself to a good number of purchasers to include those looking for a ready made family home or superb 'First time purchase' opportunity. Furthermore, the property would make a great investment opportunity which will generate a sound and steady income stream.

The current owner has undertaken numerous improvements over the years to include the clever adaption and reconfiguration to create a 3rd bedroom. There are many more improvements to include a modern well fitted kitchen, the creation of a ground floor cloakroom WC, recently replaced gas boiler, engineered oak flooring that flows throughout the entire ground floor and a large decking patio terrace has been built within the rear garden which is a fine addition.

Briefly the internal accommodation comprises, covered storm porch with entrance door leads into the spacious entrance hall with staircase rising to the first floor. There is a cloakroom WC with wash basin therefore, ideal for larger families. Engineered oak flooring flows throughout the entire ground floor maintaining a sleek and linear contemporary look. The sitting room is located to the front of the property with bi folding doors leading through to the well fitted kitchen diner. The layout and configuration is perfect for entertaining whereby the doors can be fully retracted or closed off if desired. The kitchen comprises of a wide assortment of base and wall units finished with shaker style door fronted units, there are ample working surfaces with an inset sink unit along an integral dishwasher below. A large range master stands at the far end with stainless steel splash back and extraction unit above. A sliding door leads directly out into the garden and onto a large decking patio that enjoys a sunny facing aspect. To the first floor there is a landing serving all rooms along with an airing cupboard housing the gas boiler. Bedroom 1 and 2 are good size double bedrooms whilst bedroom 3 is a comfortable single room with castle feature bed. The 4 piece family bathroom has fully tiled walls and floor and includes bath, WC, wash basin and corner shower enclosure.

Services

All mains connected

Council Tax

Band B

EPC Rating

To be confirmed

Tenure

Freehold

Viewings

Please contact the Branton office on (01271) 814114



Garden & Situation

Directly to the front is a small level lawn with established plants and shrubs with central pathway leading to the front door with storm porch. The sunny South facing rear garden is fully enclosed therefore, child and pet friendly and enjoys a high degree of sunshine throughout the day. A large decked patio extends the width of the property and provides the perfect space to relax and unwind. Located to the far end is a garden workshop/store measuring 10'6 x 5'3 perfect for those garden essentials. There is also the benefit of a further means of access to and from the property via a timber rear gate.

The property stands within a tucked away cul de sac position and is surrounded by similar style dwellings, there is communal parking within the close served on a first come first served basis. Wrafton is a small village to the edge of Branton and the property is within a few minutes walk of the renowned Williams Arms pub/restaurant, well known for its great food. Within an easy walk is Southmead Primary School, Branton Academy and a bus stop. Branton village is close by and offers excellent amenities to cater for everyday needs. Tesco's superstore is conveniently situated as is access to the South West Coast Path which offers many miles of delightful walks and cycling beside the estuary. The Quay Café is also here and offers a welcome break after an active day on your bicycle.

The sandy beaches at Croyde and Saunton are approximately 4 miles distant and connected by the regular bus service. Saunton also offers the renowned golf club with its two championship courses whilst Barnstaple, the regional centre of North Devon, is about 4 miles to the east. Here there are excellent shopping facilities at Green Lanes in the town centre and out of town shopping at Roundswell. The North Devon Link Road provides a convenient route to the M5 motorway at junction 27 and the Tarka Rail Line connects to Exeter in the south which picks up the main route to London Paddington.



Room list:

Entrance Hall
2.82m x 1.70m (9'3 x 5'7)

Living Room
3.40m x 3.40m (11'2 x 11'2)

Kitchen Diner
5.23m x 3.28m (17'2 x 10'9)

First Floor

Landing
2.34m x 1.93m (7'8 x 6'4)

Bedroom 1
3.89m x 2.79m (12'9 x 9'2)

Bedroom 2
2.82m x 2.57m (9'3 x 8'5)

Bedroom 3
2.82m x 2.54m max (9'3 x 8'4 max)

Bathroom
2.31m x 1.83m (7'7 x 6'0)

Garden Workshop

Superbly Presented

Sunny Facing Garden

Viewing Essential