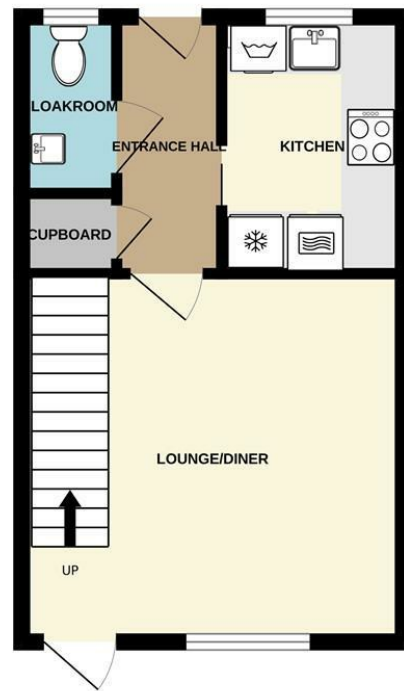
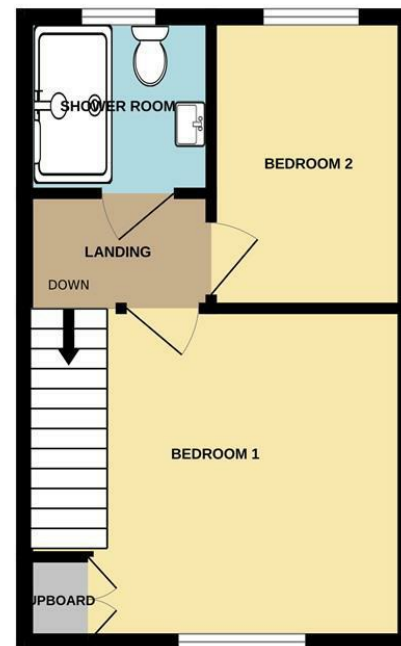


GROUND FLOOR



1ST FLOOR



30 GREAT FIELD GARDENS, 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 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.  
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## Immaculately Presented 2 Bedroom House

30 Great Field Gardens, Branton, Devon, EX33 1SA

Guide Price

**£259,950**

- Immaculate 2 Bedroom house
- Show home condition throughout
- High level of fixtures & fittings
- For Residents of 55 years & over
- Stylish Kitchen with integrals
- Contemporary Shower Rm & Cloaks
- Spacious Lounge Diner
- Enclosed Courtyard Garden
- EPC: Band C

## Directions

From Barnstaple proceed on the A361 to Branton. Continue to the very centre of the village and at the cross roads and traffic lights turn left signposted to Croyde, continue along Caen Street passing Cawthornes Superstore and continue passing the White Lion public house on your right, proceed across the Pelican Crossing and take the next left turning into First Field Lane, continue ahead and after a short distance Great Field Gardens will be seen on the right hand side. Upon entering the development Number 30 is found to the right hand side.

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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## Room list:

**Entrance Hall**  
2.72m x 0.94m (8'11 x 3'1)

**Cloakroom WC**  
1.80m x 0.86m (5'11 x 2'10)

**Store**  
0.86m x 0.79m (2'10 x 2'7)

**Kitchen**  
2.69m x 1.93m (8'10 x 6'4)

**Lounge Diner**  
3.94m x 3.86m (12'11 x 12'8)

### First Floor

#### Landing

**Bedroom 1**  
3.61m x 2.97m (11'10 x 9'9)

**Bedroom 2**  
3.05m x 2.01m (10'0 x 6'7)

**Shower Room**  
1.85m x 1.83m (6'1 x 6'0)

### Immaculately Presented

#### Quality Fixtures & Fittings

#### Viewing Essential

Phillips Smith & Dunn are delighted to offer to the market this immaculately presented 2 bedroom mid terrace retirement home is situated within the ever popular Great Field Gardens development for purchasers of 55 years of age and over. This small select development comprises of a mixture of houses, bungalows and apartments arranged around a central area and offers communal gardens and ample parking for the residents.

Number 30 has been subject to a major transformation having been modernised throughout to an exceptionally high standard and now provides extremely comfortable living accommodation. The property is offered for sale in 'Show home condition' and stands within a pleasant position being within close proximity to the village square and amenities. Benefiting from PVC double glazed windows, newly fitted gas boiler and has the advantage of having no onward chain therefore can be occupied with the minimum of delay.

This impressive home can only be fully appreciated upon a formal viewing to appreciate the high level of fixtures and fittings and quality finish. Just some of the works undertaken include the installation of a new stylish contemporary well fitted kitchen with integral appliances. Newly fitted cloakroom WC with modern suite, updated RCD circuit board, new floor coverings throughout, stylish well fitted shower room, along with an attractive yet low maintenance courtyard garden having been laid with attractive slate effect flagstones. Furthermore, the property is found to be tastefully decorated throughout therefore, the new owner occupier will not have to lift a finger upon completion.

Briefly the internal accommodation comprises front door under a storm canopy leads into the entrance hall with Moroccan tile effect floor that flows into the kitchen and cloakroom. There is a useful store cupboard and door to cloakroom with modern 2 piece cloakroom WC. A pocket sliding door leads into the newly fitted contemporary kitchen. There is a wide assortment of base and wall units finished with luxury working surfaces and modern metro wall tiles. There is the benefit of integral appliances to include fridge freezer, oven with microwave above, inset hob along with washer dryer. The lounge diner is a bright and spacious room and has direct access out into the enclosed courtyard garden. To the first floor there are two double bedrooms. The main bedroom benefits from a large walk in wardrobe with additional storage. This room would comfortably accommodate a king size bed, whilst leaving ample space for additional furniture. Bedroom two is a front facing double benefiting from a delightful outlook. Furthermore, to the first floor is a most impressive 3 piece shower room, comprising oversized walk in enclosure, WC and wash basin, the floor and wall tiles match the ground floor therefore, maintaining uniformity.

This will make an excellent and easy to run retirement home but it can also be let on a long term basis to anyone of 55 years and over.

## Service Charge

£230 pa (for open space communal area and car parking).

## Services

All mains connected

## Council Tax

Band C

## EPC Rating

Band C

## Tenure

Freehold

## Viewings

Please call the Braunton office on (01271) 814114

