



TOTAL FLOOR AREA : 1061 sq.ft. (98.6 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.
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Directions

From Barnstaple proceed to the centre of Braunton Village to the main cross roads and traffic lights. Turn left, signposted to Croyde. Continue along and turn left into Chapel Street, which is directly opposite The White Lion pub. Carry on down to the T junction and turn right, then first right again. The property will then be on the left hand side.

**Looking to sell? Let us
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for free!**

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or email braunton@phillipsland.com

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Immaculate House In Quiet Location

36 Ashton Crescent, Braunton, EX33 1RD

- 3 Bedroom Linked House
- uPVC D/G, Gas C/H & Solar
- Enclosed, West Facing Garden
- Entrance Hall & Cloakroom
- 4 Piece Family Bathroom
- Garage & 2 Off Road Parking
- Quiet Cul de Sac Location

Asking Price
£405,000



Room list:

Entrance Hall & Cloakroom

Lounge

5.57 x 3.87 (18'3" x 12'8")

Dining Room/ Bed 4

4.83 x 2.38 (15'10" x 7'9")

Kitchen

3.47 x 3.29 narr 2.25 (11'4" x 10'9" narr 7'4")

Landing

Bedroom 1

3.08 x 2.98 max (10'1" x 9'9" max)

Bedroom 2

3.50 x 2.30 (11'5" x 7'6")

Bedroom 3

2.98 x 2.40 (9'9" x 7'10")

4 Piece Bathroom

Garage

5.04 x 2.47 (16'6" x 8'1")

2 Off Road Parking Spaces

Enclosed West Facing Garden

Overview

This is a wonderful opportunity to acquire a very well presented modern linked home which is situated in a quiet, tucked position with no passing traffic yet easy to the village centre. The house offers splendid extended accommodation which is sure to appeal to those looking for a home for a growing family, alternatively as a retirement home, or as an easy to run lock up and go 2nd home. Therefore, it is essential to view the property to fully appreciate the space on offer.

There is a storm porch, courtesy light and front door to the entrance hall. Here there are stairs to the first floor and a useful cloakroom. The spacious dual aspect lounge has french doors to the rear garden and also opens to the dining room. This could easily be converted to provide a ground floor 4th bedroom. From there there is access into the garage. From the garage there is very useful store space over the dining room. The kitchen is well fitted with a good range of units and also has access to the rear garden. There are 3 first floor bedrooms, two with built in wardrobes and a large 4 piece family bathroom.

To the front of the house is a small garden nicely stocked with a variety of shrubs. To the side are 2 off road parking spaces and a garage. The rear garden is attractively laid out, west facing and offers a good degree of privacy being fully enclosed. Immediately to the rear of the house is a large area of patio and a central triangular lawn with patio around. To one corner of the garden is a maturing palm tree.

The house forms part of the popular Ashton Crescent development which is to the west side of Braunton village. No 36 is in a particularly good position being in a cul de sac where there is no through traffic. Here there are similar style houses and bungalows. Built in the late 1980's to traditional cavity construction and pleasing rendered and part red brick elevations. The house offers gas central heating and the present owners have installed uPVC double glazing and efficient solar panels. These provide a regular income and also greatly helps in keeping energy bills low. Therefore, this is a very economic and easy to run home.

Services

All Mains Connected

Council Tax band

C

EPC Rating

B

Tenure

Freehold

Viewings

Strictly by appointment with the
Phillips, Smith & Dunn Braunton
branch on
01271 814114

