



TOTAL FLOOR AREA: 1203 sq.ft. (111.7 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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**An Attractive 3 Bedroom Family House**  
3 Barnfield Close, Braunton, EX33 2HL

Asking Price

**£395,000**

- Modern 3 Bedroom Family House
- UPVc D/G & Gas Heating
- Attached Garage & Parking
- Very Sought After Location
- Requires Some Updating
- Lovely Gardens
- No Onward Chain
- Offers Tremendous Potential
- EPC: D

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or email braunton@phillipsland.com

**Directions**  
From Barnstaple proceed along the A361 to Braunton. At Wrafton, bear right, signposted to Heaton Punchardon & North Devon Athletics Track. Go past Southmead Primary School on the right and Braunton Achadamy on the left. Continue along this road to the mini roundabout and turn right into Lower Park Road. Follow this road along and turn right into Barnfield Close (opposite Tyspane Nursing Home). Proceed down the road and the house is 2nd on the left.

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 Porch

**Living Room**  
4.63 x 4.23 (15'2" x 13'10")

**Dining Room**  
3.08 x 2.77 (10'1" x 9'1")

**Conservatory**  
3.01 x 2.39 (9'10" x 7'10")

**Kitchen**  
3.04 x 2.85 (9'11" x 9'4")

**Utility Room**  
3.57 x 2.50 (11'8" x 8'2")

### First Floor Landing

**Bedroom 1**  
3.62 x 3.10 (11'10" x 10'2")

**Bedroom 2**  
3.66 x 3.13 (12'0" x 10'3")

**Bedroom 3**  
2.69 x 2.49 (8'9" x 8'2")

### Family Bathroom

**Garage**  
5.15 x 2.50 (16'10" x 8'2")

### Attractive & Level Gardens

## Overview

This 3 bedroom link detached house is situated in a very sought after residential area and is on a level walk to the village centre and schools. It will be of interest to those who are looking for a family home which offers tremendous scope and potential. We recommend a viewing at the earliest opportunity in order to appreciate what the house has to offer.

The property was built in the 1970's of traditional cavity wall construction, under a concrete tiled roof. with attractive exposed red brick elevations which is part tiled hung to front first floor. There is the benefit UPVC double glazing and gas fired central heating. The rooms flow well with an entrance porch which opens to the living room and this further opens to the dining room. There are patio doors to the conservatory which overlooks the lovely rear garden. The kitchen is well fitted with white units and has built in hob and double oven. From there is access to a very useful utility room which offers scope to extend the kitchen or to convert to a lovely garden room. To the first floor are 3 good size bedrooms. The first bedroom has a built in wardrobe. The family bathroom has a white suite.

Standing on a good size and level plot, the gardens are open plan to the front with off road parking which leads to the attached garage. There is a side garden where, subject to planning, there is space to extend. The rear garden is nicely laid out with lawn and flower beds. There is a good size patio to the bottom of the garden and a greenhouse.

This a really good opportunity to acquire a very comfortable home which although requires some attention, offers tremendous potential for the next owner to place their own mark on the house. The house offers NO ONWARD CHAIN, so this can be occupied with little delay.

## Outside

The property forms part of the popular Barnfield Close location just off Lower Park Road, to the south eastern side of Braunton village. The area comprises bungalows in the main but there are some similar houses, some of which have been extended.

The village centre is within a convenient walk and offers an excellent range of amenities . Braunton is considered one of the largest villages in the country and so caters well for its inhabitants. There are 3 primary schools and a secondary school. They are close by along with a good number of local shops and businesses, a Tesco Superstore, churches, public houses and numerous restaurants and coffee shops.

Braunton is a very sought after village being ideally located for easy access to the sandy beaches at Saunton & Croyde, being 3 & 5 miles to the west. Barnstaple, the regional centre of North Devon, is 5 miles to the south east and here a wider range of amenities can be found. There is good town centre shopping at Green Lanes and out of town shopping at Roundswell where there are a good choice of supermarkets. Saunton Golf club, with its two championship courses, is also close by and there is a regular bus service throughout these areas.

## Services

All mains connected

## Council Tax band

D

## EPC Rating

D

## Tenure

Freehold

## Viewings

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

