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Directions

From Barnstaple proceed on the A361 to Braunton. Continue to the very centre of the village. At the cross roads and traffic lights turn left signposted to Croyde, continue along this road. Continue past the White Lion pub and take the next turning on the left into First Field Lane and after a short distance Great Field Gardens will be seen on the right hand side. Number 3 will be the first apartment, on the left.

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An Ideal Over 55's Ground Floor Apartment

3 Great Field Gardens, Braunton, EX33 1SA

Asking Price

£189,950

- Over 55's Accommodation
- Double aspect lounge/Diner
- NO ONWARD CHAIN
- Spacious Ground Floor Apartment
- Communal Gardens
- Close To Village Centre
- Shower/Wet Room with seating
- Communal Parking
- EPC:C



Room list:

An Ideal Over 55's Property

Porch

1.4 x 1.16 (4'7" x 3'9")

Hall

Lounge/Diner

5.22 nar 3.89 x 4.45 nar 3.03 (17'1" nar 12'9" x 14'7" nar 9'11")

Kitchen

2.24 x 2.24 (7'4" x 7'4")

Bedroom 1

3.92 x 2.74 (12'10" x 8'11")

Bedroom 2

3.92 nar 3.21 x 2.25 (12'10" nar 10'6" x 7'4")

Shower Room

1.75 x 1.75 (5'8" x 5'8")

Communal Gardens

Communal Parking

Welcome to this delightful, over 55's, ground floor apartment which is situated in the ever so popular development of Great Field Gardens. The apartment is well positioned, being within a short walk into the village centre and close to all the local amenities. This would be an ideal retirement property.

As you walk into the communal hallway the apartment is found at the back left. Stepping inside you have a useful porch area to hang up coats and leave shoes etc. Leading into the entrance hall you have 2 good sized bedrooms on your right-hand side. These are both light and spacious leaving ample room for wardrobes etc. The shower room is nicely tiled and you have a useful storage cupboard just next to the shower room. Approaching the living room you are presented with a lovely double aspect living room which has plenty of space for furniture and a dining table. Which follows through to the kitchen which has ample cupboard space, inset oven with gas hob and space for a washing machine.

This is a rare opportunity to buy a comfortable retirement home which is a short walk to all the local amenities. We recommend a viewing to appreciate the property in full.

Services

All Mains Connected.

Council Tax band

B

EPC Rating

C

Tenure

Leasehold - Remainder of a 999 year lease from 01/01/1997 at a ground rent a peppercorn per annum. Annual Service Charge £378.35 to include insurance. This has been paid on 01/01/25.

