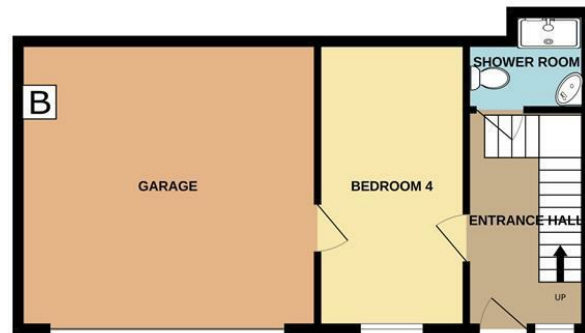


GROUND FLOOR



1ST FLOOR



20 HAZEL AVENUE, 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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## Spacious 4 Bedroom Detached Family Home

20 Hazel Avenue, Branton, EX33 2EZ

Guide Price

**£459,950**

- Spacious Detached Family Home
- Pleasant Outlook
- Well Fitted Kitchen
- 4 Spacious Bedrooms
- Generous Garden With View
- Family Bathroom
- 20' Lounge Diner
- Ample Parking & Double Garage
- EPC: Band TBC

**Looking to sell? Let us  
value your property  
for free!**

Call 01271 814114

or email [branton@phillipsland.com](mailto:branton@phillipsland.com)

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## Overview

Phillips Smith & Dunn are delighted to offer to the market this spacious 4 bedroom detached family home presented in excellent order throughout. The property is offered for sale for the time in some 30 years having provided a fine home for the current occupiers. Believed to have been built circa 1970's to traditional cavity construction with part render and part exposed brick elevations under a concrete tiled roof. The house is considered an easy to run home and considered ideal for a growing family.

The property stands on a good size plot with parking to the front along with a good size garden to the rear which enjoys a splendid view furthermore, there is the benefit of full PVC double glazed windows along with gas fired central heating.

Briefly the internal accommodation comprises entrance hall with staircase rising to the first floor, there is a ground floor bedroom with a cloakroom/shower room accessible from the hall therefore, convenient and practical being on the same level furthermore, there is a double garage with up and over door. A floor mounted gas boiler feeds domestic hot water and central heating to the property. From the entrance hall the staircase rises to the first floor with half landing providing side access to the property. The impressive lounge diner is a well proportioned room and has a Gazco stove effect gas fire that stands on a quarry tiled hearth and provides a lovely focal point to the room. There is a splendid outlook from the front elevation that overlooks Chapel Hill which is often frequented with grazing livestock and cattle. The kitchen is found to be well appointed and has a wide assortment of base and wall units finished with shaker style door fronted units along with ample working surfaces. From the hall there is access to the family bathroom comprsining of a 3 piece suite with part tiled walls. There are 3 bedrooms to the first floor, each being split level therefore, having an upper and lower areas providing ample space for bedroom furniture or could be configured to create a walk in wardrobe if desired. All bedrooms are well proportioned, bedroom 1 in particular is a generous room with the lower section currently used as a home office and has direct access that leads into the rear garden.

## Services

All mains connected.

## Council Tax band

Band: D

## EPC Rating

Band: To be confirmed

## Tenure

Freehold

## Viewings

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



## Room list:

**Entrance Hall**  
3.56m x 1.96m (11'8 x 6'5)

**Cloaks / Shower Room**  
1.93m x 1.60m max (6'4 x 5'3 max)

**Grround Floor Bedroom 4**

**First Floor Hall/Landing**

**Lounge/Diner**  
6.27m max x 4.80m (20'7 max x 15'9)

**Kitchen**  
3.71m x 2.72m (12'2 x 8'11)

**Bedroom 1**  
3.68m max x 6.63m (12'1 max x 21'9 )

**Bedroom 2**  
5.64m max x 3.18m max (18'6 max x 10'5 max )

**Bedroom 3**  
5.54m x 2.59m max (18'2 x 8'6 max)

**Bathroom**  
2.18m x 1.68m (7'2 x 5'6)

**Garage**  
4.85m x 4.65m (15'11 x 15'3)