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GROUND FLOOR

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 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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or email braunton@phillipsland.com

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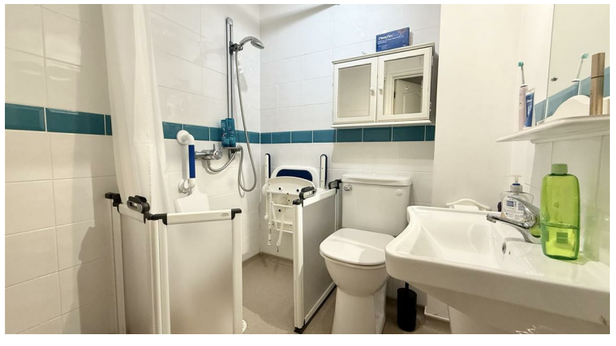
An Ideal Over 55's Ground Floor Apartment

3 Great Field Gardens, Braunton, EX33 1SA

Guide Price
£212,000

- Over 55's Accomodation
- 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



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.

Outside

Great Field Gardens is a modern development for the over 55's set just off First Field Lane and is extremely convenient to the village. The centre is only a few minutes walk away and there is also a bus stop close by. Braunton is considered to be one of the largest villages in the country and it caters well for its inhabitants with an excellent range of amenities including churches, a medical centre, library, the family run Cawthorne's Store, Tesco Superstore, and a good number of restaurants , coffee houses, shops and stores.

Approximately 4 miles to the west are the sandy beaches of Croyde and Saunton where there is also the renowned golf club with its two championship courses. Barnstaple, the regional centre of north Devon, is approximately 5 miles to the east. Here a wide range of shopping facilities can be found, including the covered shopping area to the town centre at Green Lanes and out of town shopping located at Roundswell. The new North Devon Leisure Centre has recently been completed and other leisure amenities include The Tarka Tennis Centre, Scott's Cinema and The Queens Theatre. A regular bus service connects to the local beaches and to Barnstaple and beyond. There is a railway connection from Barnstaple to the city of Exeter.

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