



20, SOUTH PARK
TOTAL FLOOR AREA: 1669 sq.ft. (155.1 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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Immaculate & Very Spacious Family Home

20 South Park, Braunton, EX33 2HT

Asking Price

£595,000

- 4/5 Bedrooms, 2 Reception Rooms
- Very Flexible & Adaptable Home
- 2 Bathrooms, Study/ Bedroom 5
- Good Size Kitchen & Dining Room
- Utility & Lovely Gardens
- UPVc D/G & Gas Central Heating
- Long Garage & Ample Parking
- Very Sought After Location
- Ideal Family Home

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This delightful and individual home comes to the market in immaculate condition and is considered ideal for those looking for a spacious family home. The accommodation is arranged to offer excellent flexibility to enable the new owner to work from home or, alternatively, for a dependent relative to reside along side the family. Therefore, we thoroughly recommend a full viewing to appreciate it's adaptable nature.

The house is of traditional cavity construction with pleasing part rendered, part hung tile and part cedral cladding all under a concrete tiled roof. The rooms flow nicely with an entrance porch and hall with access to the ground floor bedroom 4 which has a shower room just off. To the front of the house is the double aspect living room, whilst a sliding door from the hall opens to the open plan kitchen and dining room. This is really well fitted and bright with double velux windows and door, from the dining room, out to the garden. There is a central island and ample worksurface space, built in double oven, 5 ring gas hob, fridge freezer and plenty of cupboards and storage. The kitchen opens to the dining room with open treat stairs to the first floor. The very useful, sperate utility room also has access to the garden. The study is off the kitchen and this could also serve as a 5th bedroom, if needed.

To the first floor are 3 bedrooms, all with built in wardrobes, cupboards or access to eaves storage. The main 2 bedrooms are double aspect with some open views and have a velux window for extra light. Bedroom 3 has 2 velux windows and access to the eaves. The family bathroom is fitted with a white 4 piece suite and a heated towel rail.

The house is approached via a long drive offering off road parking and a long garage workshop. There is further parking immediately to the front where there is a semi circular lawn and small tree. This could provide more parking if taken out. There is side access to the rear garden. This is split to 3 low levels with patio, lawn and apple trees and a further sitting area.. There is a side door to the garage. There is a very good degree of privacy and 3 lovely places to sit and BBQ, dine al fresco or just to enjoy the peace. The upper level is deigned to enjoy the sun and is easy to look after as it is laid to chippings. There is a further patio area with some built in seating. This is good space to potentially erect a home office cabin.

In all this is a superb home in a very sought after location and it is sure to impress those looking for space, comfort and ease of maintenance.

The property is situated in a very sought after location, to the east side of the village in the very sought after location of South Park. Here there are similar style homes and is a level walk to the village and open countryside.

Braunton is considered one of the largest villages in the country and caters well for its inhabitants. There is an excellent rage of amenities including primary and secondary schools, medical centre, Tesco stores, Local Cawthorne's store, pubs, churches and a good number of local shops and stores. The village is well located for easy access to the sandy beaches at Croyde and Saunton which are approximately 5 & 3 miles to the west. Here there is also the renowned Saunton Golf Club which boasts two championship courses.

Barnstaple, the reginal centre of north Devon, is approximately 5 miles to the East and here a wider range of amenities can be found. Out of town shopping is at Roundswell, where there are a wide choice of superstores, whilst there is covered shopping at Green Lanes to the town centre. Social facilities include the new North Devon Leisure Centre, Tarka Tennis Centre, The Queens Theatre and a cinema.

Access to the M5 Motorway is via The North Devon Link Road at junction 27, Tiverton where there is Tiverton Parkway rail station. The Tarka Train Line runs south to Exeter and this connects to the main line to London Paddington.

Room list:

Entrance Porch & Hall

Bedroom 4
3.02 x 2.40 (9'10" x 7'10")

Shower Room

Living Room
5.45 x 3.48 (17'10" x 11'5")

Kitchen Area
6.18 max x 2.82 (20'3" max x 9'3")

Dining Room
3.48 x 3.07 (11'5" x 10'0")

Utility Room
2.40 x 2.24 (7'10" x 7'4")

Study/ Bedroom 5
3.64 x 2.39 (11'11" x 7'10")

First Floor Landing

Bedroom 1
6.29 x 3.14 max (20'7" x 10'3" max)

Bedroom 2
6.29 x 2.88 max (20'7" x 9'5" max)

Bedroom 3
3.10 max x 4.17 (10'2" max x 13'8")

4 Piece Bathroom

Garage/ Workshop

Front garden & Good Off Road Parking

Lovely Rear Garden

Services

All Mains Connected

Council Tax band

E

EPC Rating

C

Tenure

Freehold

Viewings

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

