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 go to the very centre of Braunton. At he traffic lights and crossroads, turn left to Croyde. Continue along this road and pass The White Lion pub on the right. After the pedestrian crossing, turn left, into First Field Lane. Continue down the road and the house is on the right hand side.

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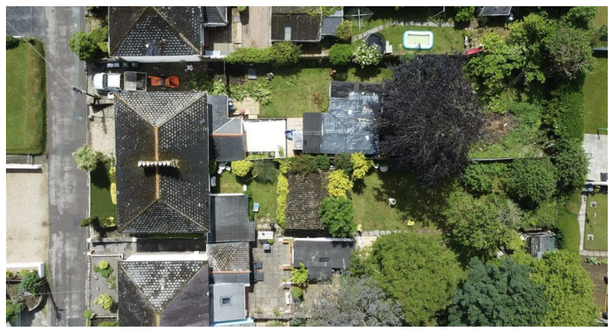

A 3 Bedroom Family Home With Potential

8 First Field Lane, Braunton, EX33 1ES

Guide Price

£340,000

- 3 Bedroom Family Home
- In Need Of Modernisation
- Good Sized West Facing Garden
- Close Walk To The Village Centre
- Short Drive To Saunton Sands Beach
- Close To Reputable Schools Primary & Secondary
- Large Garden Store
- On Road Parking Nearby
- EPC: G

Coming to the market for the first time since NEW! Built Circa 1929. Welcome to 8 First Field Lane, a charming three-bedroom family home offering excellent potential and situated in one of Braunton's most sought-after residential locations. Conveniently positioned within walking distance of the village's excellent range of amenities, the property is also close to highly regarded primary and secondary schools. North Devon's renowned golden sandy beaches are just a short drive away, making this an ideal home for families. The property is offered to the market with the added benefit of no onward chain.

Upon entering, you are welcomed by an entrance hall with space for coats and shoes. To the left is a spacious living room featuring an attractive bay window that floods the room with natural light. Beyond this is a well-proportioned dining room, providing an ideal space for family meals and entertaining, which in turn leads through to the kitchen. The kitchen is arranged across two sections and offers ample worktop space and storage cupboards. The first floor comprises three generously sized bedrooms, along with a separate bathroom and WC.

Outside, the property benefits from a long west-facing rear garden, perfect for families with children or pets and ideal for enjoying the afternoon and evening sunshine. There is also a substantial garden store, offering excellent storage for bicycles, surfboards and outdoor equipment, or potential use as a workshop.

In all the property is need in updating however offers plenty of potential for someone to put their own stamp on the property. We would recommend viewing to appreciate the property in full.

*AGENTS NOTE: There is the potential to purchase a garage en-bloc via separate negotiation within a shot walk from the property

Services

Electric Heating - Mains Water & Drainage

Council Tax band

C

EPC Rating

G

Tenure

Freehold

The house is set up and off from First Field Lane in an extremely convenient position to the village centre which is only a few minutes walk away. Braunton is considered one of the largest villages in the country which caters well for its inhabitants with an excellent range of amenities including primary and secondary schools, churches, medical centre, library, 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. There is a bus stop close by, which has a regular service to the beaches and to Barnstaple, the regional centre of north Devon. This is approximately 5 miles to the east and offers a wider range of shopping facilities including covered shopping to the town centre at Green Lanes and out of town shopping at Roundswell. There is a brand new leisure centre whilst also there is also the Tarka Tennis Centre, Scott's Cinema and the Queens Theatre.

The North Devon Link Road offers a convenient link to the M5 Motorway at junction 27. The Tarka Rail Line connects to Exeter which then picks up the direct route to London.

Room list:

Hall

Living Room
4.50 max x 3.83 (14'9" max x 12'6")

Dining Room
3.83 x 3.68 (12'6" x 12'0")

Kitchen
2.67 max x 6.12 max (8'9" max x 20'0" max)

Bedroom 1
3.69 x 3.33 (12'1" x 10'11")

Bedroom 2
3.69 x 3.33 (12'1" x 10'11")

Bedroom 3
2.44 x 2.35 (8'0" x 7'8")

Bathroom
2.49 x 1.28 (8'2" x 4'2")

WC
1.48 x 0.91 (4'10" x 2'11")

Outbuilding
2.65 x 1.83 (8'8" x 6'0")

Garden Store
5.86 x 4.92 (19'2" x 16'1")