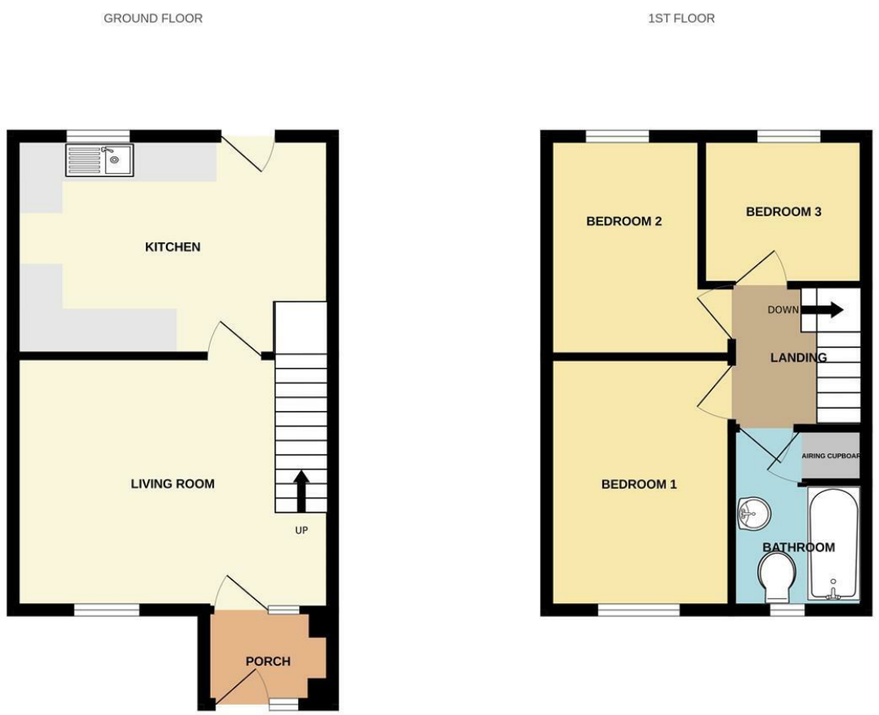

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 and at the crossroads and traffic lights turn right into East Street. After a very short distance take the next turning right into Dyers Close and the property will be found set up from the parking straight ahead of you.

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or email braunton@phillipsland.com

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PhillipsSmith&Dunn
Buy. Sell. Let.
We value your property

An Ideal 3 Bedroom Family Home

11 Dyers Close, Braunton, EX33 2PB

Guide Price

£247,500

- 3 Bedroom End Terrace
- Close To The Village
- Close To Local Schools
- NO ONWARD CHAIN
- Communal Parking
- Ideal Family Home
- ASHP & Electric Heating
- Private Rear Garden
- EPC:D

Overview

Phillips Smith & Dunn are delighted to bring to the market this delightful, 3 bedroom, end terrace situated just a short walk away from the main Braunton Centre. The property would be ideal for a buy to let investment, first time buyer or even a family looking to move into the area with reputable Primary & Secondary schools being close buy. This home also benefits from ASHP and a lot of the modernising being done in circa 2017.

As you approach the property you have an attractive rendered elevation with stone chippings in the front garden making it easy to maintain. Entering the property you have a good sized porch, ideal for hanging up coats and storing shoes etc. Before leading into the light and spacious living room with the aspect over the front garden. The kitchen is a good size with plenty of cupboard space, room for a oven, washing machine and dishwasher and space for a dining table and chairs towards the back wall. There is an aspect and access to the rear garden which is part patio, part stone chippings with side access to the front of the property. Upstairs you have 3 good sized bedrooms which are light with bedrooms 1 & 2 can accommodate double beds with bedroom 3 being an ideal single bedroom or for anyone working from home, this would make for an ideal study/office.

There is communal resident parking at the front of the house. The property was previously rented out and would make for a ideal buy to let opportunity. We recommend a viewing to appreciate the property in full.

Services

ASHP Heating, Mains Water & Electric.

Council Tax band

C

EPC Rating

D

Tenure

Freehold

Viewings

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

Dyers Close is a development of similar style houses arranged around the communal parking spaces and it is extremely convenient to the village centre. With access from the lower part of East Street all the village centre amenities are only one minute walk away. These include Caen Street Primary School, medical centre, Slee's Hardware and a good number of restaurants, coffee houses and local stores.

Braunton is one of the country's largest villages and offers other amenities including a Tesco's store, the family run Cawthorne's store and secondary schooling. The village is ideally located for easy access to the sandy beaches of Saunton and Croyde, approximately 3 & 5 miles to the west and which are connected by a regular bus service.They are both highly regarded for their quality of surf and wide expanse of golden sands. Saunton also has the renowned golf club with it's 2 championship courses.

Barnstaple, the regional centre of north Devon, is approximately 5 miles to the south east and here there is a wider range of amenities. Here there is further education at Petroc College, and town centre shopping at Green Lanes. Furthermore, there is out of town shopping at Roundswell. There is a brand new leisure centre, Scott's cinema and The Queens Theatre. The bus service also runs between Braunton and Barnstaple. There is access onto The North Devon Link Road which offers a convenient route to the M5 motorway at Junction 27. The Tarka Rail Line connects to Exeter, in the south and this picks up the direct route to London.

Room list:

Entrance Porch
1.83 nar 1.47 x 1.28 (6'0" nar 4'9" x 4'2")

Living room
4.48 nar 3.62 x 3.57 (14'8" nar 11'10" x 11'8")

Kitchen
4.48 x 3.08 (14'8" x 10'1")

Bedroom 1
3.55 x 2.56 (11'7" x 8'4")

Bedroom 2
3.10 x 2.09 (10'2" x 6'10")

Bedroom 3
2.28 x 2.09 (7'5" x 6'10")

Bathroom
2.59 nar 1.85 x 1.81 (8'5" nar 6'0" x 5'11")

Private Rear Garden

Side Access

Communal Resident Parking

Close To Village Centre