

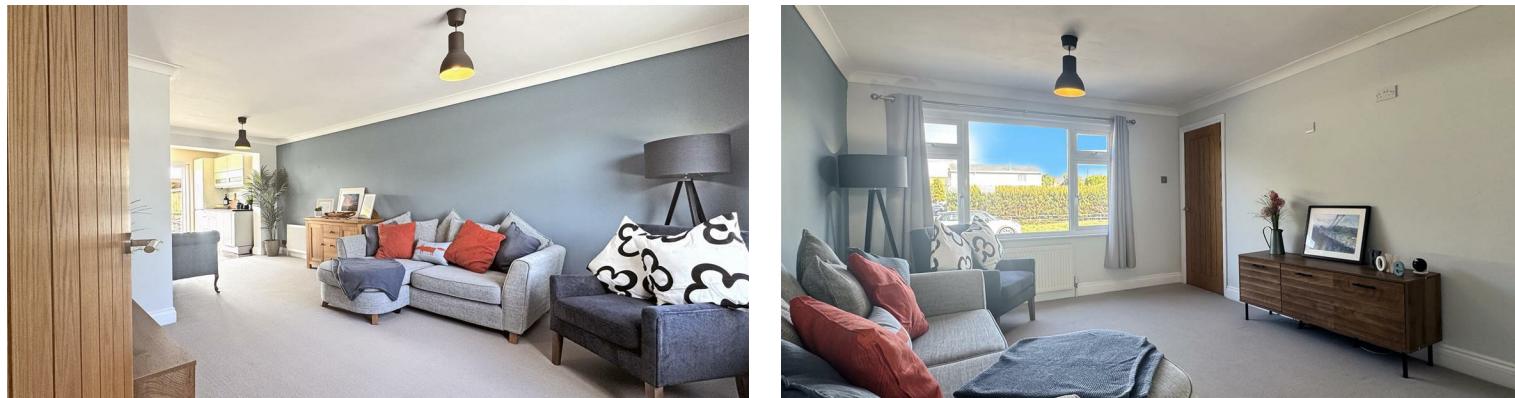
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Directions

From Barnstaple proceed along the A361 to Braunton, at Chivenor RMB barracks proceed directly across taking the second exit and at Wraffton bear right signposted to Heanton Punchardon and the North Devon Athletics Track. Continue along Wraffton Road passing the turning to Rectory Close on the right and after a short distance take the next left hand turning signposted 'Southlands' the property is found as you enter to the left hand side.

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Well Presented Modern 3 Bedroom Family Home

6 Southlands, Wraffton, Braunton, Devon, EX33 2DJ

Offers In The Region Of

£385,000

- Modern Stylish Family Home
- Desirable Cul De Sac Position
- South Facing Sunny Garden
- Spacious Accommodation
- Modern Kitchen & Bathroom
- Garage & Resin Bound Driveway
- High Level Of Fixtures & Fittings
- Utility Room & Shower Room
- Available With 'No Onward Chain'



This is an excellent opportunity to acquire a most impressive 3 bedroom semi-detached family home found to be very well presented both inside and out. Number 6 Southlands is a most impressive and much improved gem of a property situated within a delightful Cul De Sac position of similar style dwellings. The property stands on a good size level plot with a delightful South facing, fully enclosed garden to the rear. The agents consider the property would be of particular interest to a growing family looking for a quality well planned and spacious home, or alternatively would make a sound investment opportunity. The property is currently vacant and has the advantage of having 'No ongoing chain' therefore, can be occupied with the minimum of delay.

Over recent years, the current owners have updated and modernised this stylish home which has been finished to a very high standard throughout and now provides extremely comfortable living accommodation. The vast array of improvements undertaken include, a replacement Bosch gas combination boiler (Installed July 2025 with 10 year warranty) serving central heating system, a stylishly appointed kitchen with Bosch integral appliances and a well fitted bathroom and ground floor shower room. The majority of the double glazing was renewed in 2018 along with a stylish grey composite front door. Further improvements include contemporary solid Suffolk oak doors throughout the ground floor, a resin bound driveway providing ample parking and a remotely operated garage roller door. Quality Karndean and porcelain tiled floor coverings have been installed to the kitchen, utility room, shower room and bathroom therefore maintaining uniformity and with quality in mind. An internal inspection is therefore paramount to appreciate the high level of finish of this quality family home. This well-designed home enjoys modern open plan living with generous room sizes. The internal accommodation is comprised of an attractive composite front door leading into the entrance hall with staircase rising to the first floor with under stairs cupboard. Overlooking the front elevation and the green beyond, the 22' bright, spacious sitting room flows directly through to an impressive white open-plan contemporary kitchen. This has been well fitted and has a wide assortment of base and wall units stylishly finished with white metro wall tiles and slimline working surfaces. Bosch appliances include a dishwasher, fridge freezer along with induction hob, double oven and microwave oven. French doors open out from the kitchen onto the sun soaked rear garden and large expanse of patio which provides additional entertaining space. Furthermore, to the ground floor is a dining room leading from the kitchen, with a continuation of open plan living in mind. The utility and ground floor shower room have a porcelain tiled floor; ideal after a day at the beach or muddy walks with the dog, supported by the direct access that leads to the garden and internal door to the garage.

To the first floor there are 3 bedrooms; two good sized double rooms and comfortable single bedroom, with the back bedrooms facing South both enjoying a lovely outlook. The family bathroom is well appointed with 3 piece modern white suite incorporating, a shower bath with curved screen, washbasin and WC.

Properties such as these are in strong demand therefore, the agents advise an early inspection to avoid disappointment.

Agents note: The exterior photographs used are not recent.

Room list:

Entrance Hall

3.99m x 1.78m (13'1 x 5'10)

Living Room

6.76m x 3.53m narrowing to 2.57m (22'2 x 11'7 narrowing to 8'5)

Dining Room

2.69m x 2.59m (8'10 x 8'6)

Kitchen

5.00m x 2.54m (16'5 x 8'4)

Utility Room

4.52m x 2.39m narrows to 1.50m (14'10 x 7'10 narrows to 4'11)

Shower Room

2.53 x 1.09 (8'3" x 3'6")

First Floor

Landing

Bedroom 1

3.56m max x 3.10m (11'8 max x 10'2)

Bedroom 2

3.05m x 2.82m (10'0 x 9'3)

Bedroom 3

2.64m x 2.26m (8'8 x 7'5)

Bathroom

2.52 x 1.72 (8'3" x 5'7")

Garage

4.80m x 2.44m (15'9 x 8'0)

South Facing Sunny Garden

Well Presented Throughout

Lovely Family Home

Garage & Off Road Parking

Services

All mains connected.

Council Tax

Band C.

EPC Rating

Band D.

Tenure

Freehold

Viewings

Please contact us on (01271) 814114 to arrange an appointment to view

