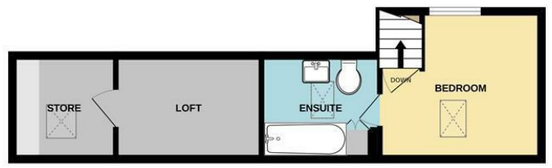
PhillipsSmith&Dunn
Buy. Sell. Let.
We value your property

GROUND FLOOR
670 sq.ft. (62.2 sq.m.) approx.



1ST FLOOR
300 sq.ft. (27.9 sq.m.) approx.



ROOF TOPS, 21, ASHMEAD GROVE

TOTAL FLOOR AREA : 970 sq.ft. (90.1 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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A Charming 2 Bedroom Character Cottage

Rooftops, 21 Ashmead Grove, Braunton, North Devon, EX33 1AI

Guide Price
£329,950

- A Lovely Character Home
- Large Kitchen/Breakfast Room
- Parking for 2 cars
- 2 Good Sized Bedrooms
- 2 Bathrooms (1 En Suite)
- Private & Pretty gardens
- Lounge with Woodburner
- Gas Fired Central Heating
- Easy Access ToThe Village

Directions

From Barnstaple proceed along the A361 to Braunton. At the crossroads and traffic lights turn left signposted to Croyde and Saunton, continue along this road passing our office on the right. Take the first turning on the right into North Street and after 100 yards turn left into Ashmead Grove. Roof Tops can be found the first property on the left hand side.

Looking to sell? Let us value your property for free!

Call 01271 814114

or email braunton@phillipsland.com

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Rooftops is a unique and beautifully presented character cottage, brimming with charm and original features, conveniently located within walking distance of the village amenities and just a short drive from the stunning Braunton Burrows.

The property offers an excellent opportunity for those looking to be close to the village with an excellent range of local amenities.

A full internal inspection is essential to fully appreciate the cottage's character and appeal, with features including attractive wood-strip flooring, exposed beam ceilings, and traditional cottage-style double glazed windows. The property further benefits from gas-fired central heating.

One of the bedrooms provides access to a first-floor loft/hobbies room, together with additional loft space that may offer scope for further accommodation, subject to the necessary planning permissions and building regulations.

Externally, the cottage occupies a generous, level plot designed with ease of maintenance in mind. The attractive gardens enjoy a good degree of privacy and provide delightful outdoor space, while off-road parking adds to the property's practicality and convenience.

Services

All Mains Connected

Council Tax band

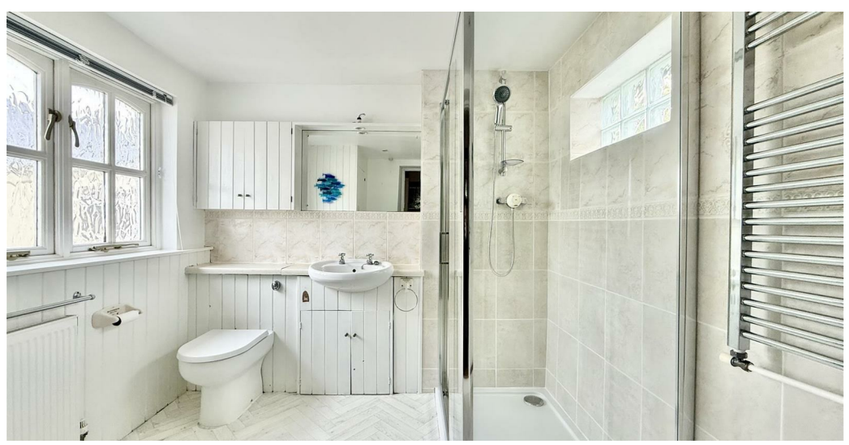
C

EPC Rating

D

Tenure

Freehold





Situated in the sought after private road of Ashmead Grove which is a cul-de-sac location surrounded by mature bungalows. Being quiet and easy access to the village centre & its full amenities. Situated off North Street with its characterful cottages & houses this then meanders up to West Hill. The sandy beaches at Croyde & Saunton are approx. 5 miles to the west where there is also the renowned Golf Club with its two 18 hole courses.

The village offers Tesco Superstore and Cawthornes Food Market with primary & secondary schooling available together with medical centre, public houses, churches etc. There is a regular bus service to Barnstaple approx. 5 miles to the south east where there is a wider range of amenities available.

Room list:

Entrance Porch

Sitting Room
4.65 x 3.62 (15'3" x 11'10")

Kitchen/Breakfast room
5.48 x 3.39 (17'11" x 11'1")

Inner Hall

Bedroom 1
4.60 x 3.29 (15'1" x 10'9")

Bedroom 2
3.42 narrowing to 2.47 x 3.29 (11'2" narrowing to 8'1" x 10'9")

Gr Fl Bathroom with shower

1st Fl En Suite Bathroom
2.48 x 1.95 (8'1" x 6'4")

Parking & Gardens

1st Fl Hobbies/Office Room
2.62 x 2.29 (8'7" x 7'6")

Loft
3.38 x 2,19 (11'1" x 6'6",62'4")

