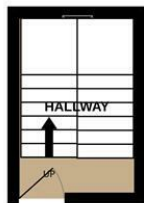


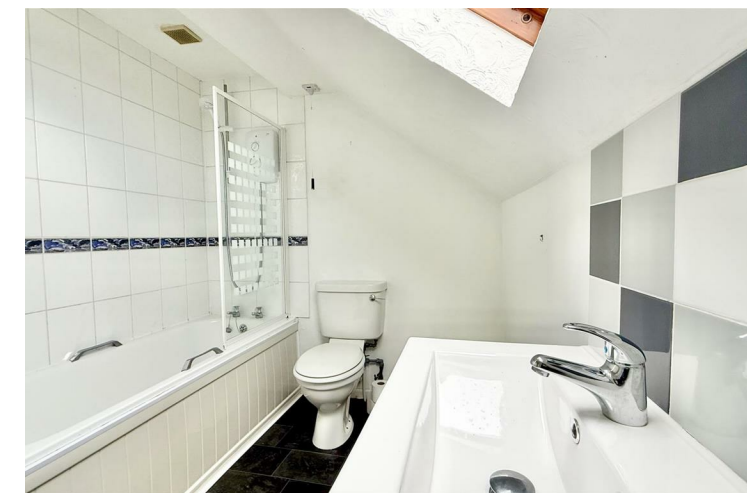
GROUND FLOOR



1ST FLOOR



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 Spacious 1 Bedroom Apartment With Parking

Guide Price

£150,000

Flat 6, 62 South Street, Branton, EX33 2AN

- Spacious Bedroom
- Designated Parking
- Open Plan Kitchen/Living/Dining Room
- Central Convenient Location
- No Onward Chain
- Must Be Viewed!
- Open Plan Configuration
- Ideal For First Time Buyers
- EPC: Band D

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Room list:

Entrance Hall

Kitchen/Lounge/Diner
6.16 x 4.80 (20'2" x 15'8")

Bedroom
3.8 max x 3.96 (12'5" max x 12'11")

Bathroom
3.01 x 2.08 (9'10" x 6'9")

Communal Hall

Designated Parking

Short Level Walk To The Village



*This Room Has Been Virtually Staged

Brookdale Apartments stands within a convenient position within South Street and offers very easy access to the village centre being within a few minutes level walk away to the square. Braunton offers a wide range of amenities including primary and secondary schooling, Cawthorne's Store, churches, public houses, restaurants and a good number of local shops and stores and coffee houses. There is also a Tesco store within a level walk away with a bus stop offering a service that connects to superb sandy beaches of Croyde and Saunton to the west. Saunton also offers the renowned golf club with it two championship courses and both beaches are mecca for the avid surfer or those interested in water sport.

Barnstaple, the regional centre of north Devon is approximately 5 miles to the south east and here a wider range of amenities can be found. These include sports facilities, Tarka Tennis and the new Tarka Leisure Centre, whilst there is also the Queen's Theatre and Scott's Cinema in the centre of the town. Barnstaple offers excellent shopping facilities and access on to the link road which provides a convenient route to the M5 motorway at junction 27. The Tarka Rail Line connects to Exeter in the south which picks up the main route to London.

Services

Mains Water, Electric and Draine.

Council Tax band

A

EPC Rating

D

Tenure

Leasehold - Share of Freehold
Remainder of 999 year lease
from 01/01/1999
Service Charge of £150pcm

Welcome to Flat 6, Brookdale Apartments, 62 South Street. A spacious and well-presented one-bedroom apartment ideally positioned within this popular central location, just a short and level walk to the village centre and its excellent amenities. The property benefits from NO ONWARD CHAIN and a designated parking space.

Accessed via the communal entrance adjacent to the parking area, stairs lead to the private entrance of Flat 6. The apartment offers its own entrance area with space for coats and shoes, before stairs rise to the main accommodation. The entrance hall provides additional room for storage or furniture.

The open-plan kitchen / lounge / diner is light and versatile, offering flexible layout options to suit a variety of buyers. The kitchen is well-equipped with ample worktop and cupboard space, inset oven and hob, dishwasher, and fridge with freezer compartment.

The double bedroom is a generous size and benefits from built-in cupboards. Completing the accommodation is a well-appointed three-piece bathroom suite.

This apartment would make an ideal first home, investment purchase, or lock-up-and-leave coastal base.

