



**Modern Split Level House**  
51 Hazel Avenue, Braunton, Devon, EX33 2EZ

Asking Price

**£429,950**

- Split Level 3 Bedroom House
- Living Room with Balcony
- Kitchen/ Breakfast Room
- Garage and 2 Car Spaces
- UPVc Double Glazing, Gas Heating
- Superb Well Stocked Gardens
- Ideal Home For Growing Family
- Bathroom and Cloakroom
- EPC: D

**Directions**

From Barnstaple proceed to Braunton on the A361. At Braunton centre, turn left at the traffic lights, into East Street. Go to the top and over the cross roads into North Down Road. Carry on and as the road levels, take the left turn into Silvan Drive. Then 1st right into Hazel Avenue. The property will be towards the end of the road 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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## Room list:

**Hall**  
3.41 x 2 (11'2" x 6'6")

**Cloakroom**  
2 x 0.8 (6'6" x 2'7" )

**Living Room**  
5.57 x 4.79 (18'3" x 15'8")

**Balcony**  
4.61 x 2.98 (15'1" x 9'9")

**Kitchen/ Breakfast Room**  
4.42 x 2.70 (14'6" x 8'10")

**Lower Hall**

**Bedroom 1**  
4.80 x 3.22 (15'8" x 10'6")

**Bedroom 2**  
4.17 x 2.55 (13'8" x 8'4")

**Bedroom 3**  
2.68 x 1.93 (8'9" x 6'3")

**Bathroom**

**Detached Garage and 2 Car Spaces**

## Overview

This is a very good opportunity to acquire a 3 bedroom split level house. The present owner has been in occupation for nearly 30 happy years and in recent years has changed the boiler and put in new UPVc double glazing.

The house must be viewed to appreciate the bright and well proportioned rooms. There are 2 flights of steps which lead to the entrance hall, kitchen/breakfast room and a very useful cloakroom. The hall also leads to a large living room with an electric fire with attractive surround. This room has a superb open view down through and over the garden which backs onto Chapel Mount. There are patio doors which lead out on to a good size balcony which takes full advantage of the views.

The kitchen/diner also benefits from the open view and has a door to the side steps. To the ground floor there are 2 large double bedrooms with wardrobes and a 3rd bedroom and bathroom.

To the side of the house there are 2 off road parking spaces and a detached garage. The gardens are delightful and are of a good size with lawns and well stocked flower and shrub beds. There is a central bed with maturing tree and further shrubs. To the bottom of the garden is a greenhouse and shed. A living stream bisects the garden, over which there is a bridge to the main part of the garden. To the side of the property is a further very useful store shed.

This is sure to appeal to those buyers looking for an easy to maintain home for a growing family. The house is of traditional cavity construction, with pleasing part rendered and part exposed brick elevations under an interlocking concrete tiled roof. There is good potential (subject to consents) to extend the accommodation for further rooms to the ground floor with balcony over.

## Outside

Hazel Avenue forms part of the ever popular Acland Park development which was finished in about 1980. There is a good mixture of different style houses and bungalows, the majority of which have been changed and extended over the years. There is little passing traffic and it is conveniently situated for easy access to the village and it's amenities. By foot, there is a pleasant walk through the Church yard, via The Black Horse Inn, to the village. Open countryside is close by and there is access to Chapel Mount which backs onto the garden, to the top is the C15th ruin of St Michaels Chapel. Here there are stunning views to the sea.

Braunton is one of the country's largest villages offering excellent amenities for schools, shopping, restaurants and coffee shops. The superb sandy beaches at Croyde and Saunton are close by and Saunton also offers the renowned golf club with 2 championship courses.

Barnstaple, the principle north Devon town, is 5 miles to the west and connected by a regular bus service. Here there are wider shopping facilities including covered shopping at Green Lanes and out of town shopping at Roundswell. The North Devon Link Road offers a convenient link to the M5 motorway at Jnc. 27. whilst Tiverton Parkway picks up the direct route to London.



## Services

All mains.

## Council Tax band

D

## EPC Rating

D

## Tenure

Freehold

## Viewings

Strictly by appointment with the Braunton branch on 01271 814114

