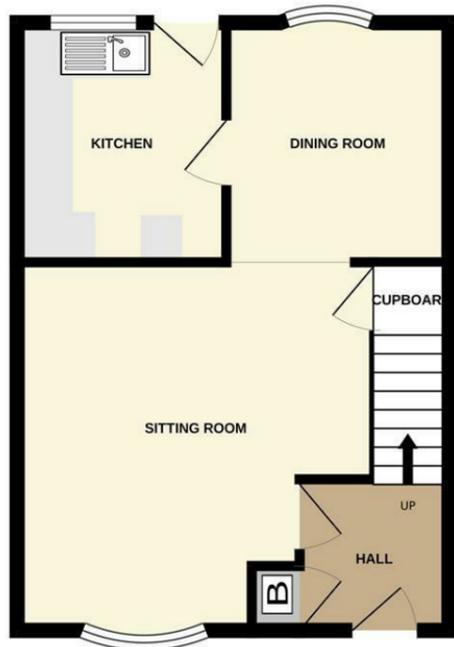
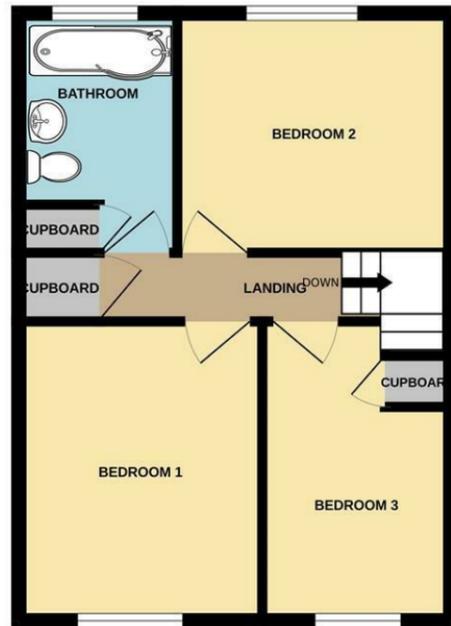


GROUND FLOOR  
393 sq.ft. (36.5 sq.m.) approx.



1ST FLOOR  
390 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA: 783 sq.ft. (72.7 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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### Directions

From Barnstaple proceed on the A361 to Braunton. At Wrafton bear right signposted to Heanton Punchardon and The North Devon Athlete's Track and continue along this road taking 4th turning on the right and the house will be on the left with for sale board erected.

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

Call 01271 814114

or email braunton@phillipsland.com

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**Easy To Run Home With No Onward Chain**  
5 Manor Close, Wrafton, EX33 2HZ

Asking Price

**£275,000**

- 3 Bedrooms, & Bathroom
- Gas Central Heating, UPVc D/G
- NOI ONWARD CHAIN
- Sitting Room & Dining Room
- West Facing Rear Patio Graden
- Garage AND Car Space
- Kitchen, Landing & Cupboard
- First Home or Growing Family
- EPC Rating : C



## Room list:

### Entrance Hall

### Sitting Room

4.33 x 4.17 max (14'2" x 13'8" max)

### Dining Room

2.82 x 2.62 (9'3" x 8'7")

### Kitchen

2.81 x 2.43 (9'2" x 7'11")

### First Floor Landing & Cupboard

### Bedroom 1

3.40 x 2.84 (11'1" x 9'3")

### Bedroom 2

3.24 x 2.82 (10'7" x 9'3")

### Bedroom 3

3.40 max x 2.19 max ( 11'1" max x 7'2" max)

### Bathroom

2.82 max x 1.81 (9'3" max x 5'11")

### Garage en bloc

### West Facing Patio Rear Graden

This easy to run home offers bright and cheery accommodation which benefits gas fired central heating and UPVc double glazing. Furthermore, as the property is vacant, there is NO ONWARD CHAIN so buying this property should be quite straight forward.

The entrance hall has a stairs to the first floor and a built in cupboard which houses the gas boiler (This has be annually serviced). The sitting room has a barrel bay window, an understairs cupboard and opens into the seperate dining room which also has a barrel bay window. A quarter pane door leads into the kitchen which further leads into the rear garden.

To the first floor landing there is a useful deep cupboard. There are 3 bedrooms and a white 3 piece suite to the bathroom. This has a shower bath with a new Mira shower unit over. There is a linen cupboard here and, with the cupboard on the landing, there is potential to put in a seperate shower.

The house stands on a level plot with a small open plan front grass garden. A short distance away is a garage en bloc and a seperate, dedicated car space whilst there is also unrestricted parking in the close. To there rear of the house is a good size garden which is laid to patio for ease of maitenance. There is a useful shed and an outside tap. At the end of the garden is a pedestrian walkway which allows you to take your bins and recycling to the front. This is to the rear of the other houses in the terrace but no one has access behind this garden, so its privacy is maintained. The garden faces west, so it gets the evening sun.

We highy reccommend a full viewing to appreciate what this well priced house has to offer. Although it could benefit from some decoration work, it is an easy to run home which will require the minimum of ongoing maintainance.

The property was built in the 1980's and forms part of the very popular Manor Close cul de sac in Wrafton. The houses are of similar style and are of traditional cavity construction with attractive rendered elevations under a modern concrete tiled roof.

Manor Close is ideally situated for ease of access to Braunton Academy and Southmead Primary School. Also close by is the renowned Williams Arms Pub/Restaurant and a useful bus stop. Furthermore, there is access to the Tarka Trail which offers many miles of superb walks and cycling along the Taw Estauray towards Barnstaple and continues over 180 miles around the rugged north Devon coast down to Torrington and Okehampton to the south.

Braunton village is under a mile away and offers an excellent range of amenities including further primary schools, churches, public houses and a good number of local shops and stores. Close by is a Tesco superstore whilst to the village centre is the family run Cawthorne's Store. The bus service connects to the superb sandy beaches at Saunton & Croyde, approximately 4 miles & 6 miles to the west. At Saunton there is also the renowned golf club with two championship courses.

Barnstaple, the regional centre of north Devon, is approximately 4 miles to the east and here a wider range of shopping, leisure and social facilities can be found. There is covered shopping in the town centre at Green Lanes and out of town shopping at Roundswell. Here there are a wide choice of super atores. There is a brand new leisure centre, The Queen's Theatre and Scott's cinema. Access onto the North Devon Link Road which connects to the M5 motorway at junction 27. The Tarka Rail Line connects to Exeter in the south and picks up the direct route to London Paddington.

## Services

All Mains Connected

## Council Tax band

C

## EPC Rating

C

## Tenure

Freehold

## Viewings

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

