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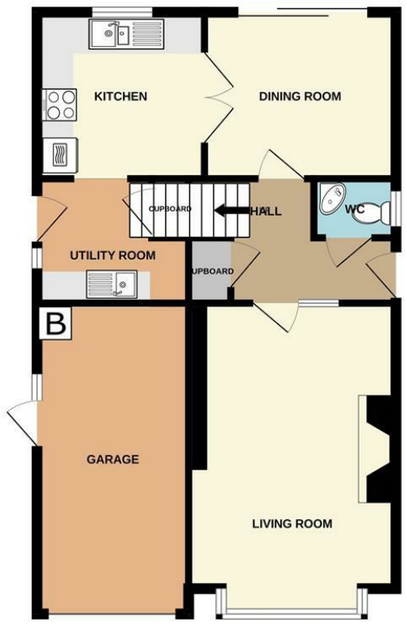
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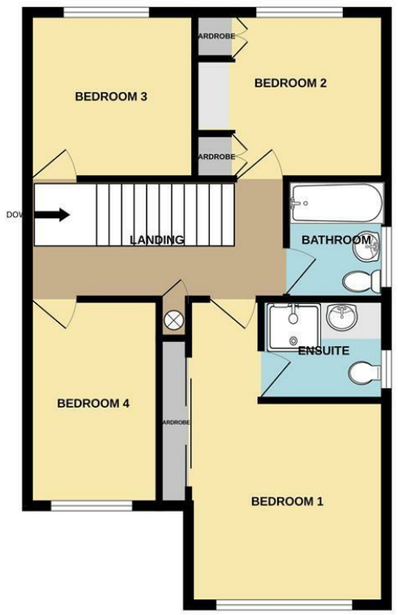
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GROUND FLOOR



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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Directions

From Barnstaple proceed on the A361 to Braunton. At Wrafton bear right signposted to North Devon Athlete Track and Heanton Punchardon. Continue past Braunton Academy and continue on to the button roundabout. Here turn right into Lower Park Road and continue on turning right into Barnfield Close. Follow the road down the hill, at the bottom turn left. Moor Lea will then be found on the 3rd turning on the left and the property then on the left hand side.

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

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or email braunton@phillipsland.com

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A 4 Bedroom Detached Family Home

21 Moor Lea, Braunton, EX33 2PF

Guide Price

£450,000

- An Ideal Detached Family Home
- 4 Good Sized Double Bedrooms
- Family Bathroom, Ensuite and Downstairs WC
- West Facing Enclosed Garden
- Garage & Off Road Parking
- Light Large Living Room
- Kitchen & Utility Room
- Dining Room Overlooking The Garden
- EPC: C






Situated in one of Braunton's most sought-after residential locations, 21 Moor Lea is a spacious four-bedroom detached family home offering well-balanced accommodation throughout. Ideally positioned within easy reach of highly regarded primary and secondary schools, as well as Braunton's excellent local amenities, this property presents an exceptional opportunity for family living. Offered to the market with no onward chain, the home also benefits from off-road parking and an integral garage.

Upon entering, you are welcomed by a generous entrance hall with a convenient ground floor WC/cloakroom. To the left, the impressive living room is bathed in natural light from an attractive box bay window, while a feature fireplace provides a charming focal point, creating a warm and inviting atmosphere.

The separate dining room enjoys a pleasant outlook over the rear garden and sits adjacent to the kitchen, making it ideal for both everyday living and entertaining. The kitchen is well-equipped with ample worktop and cupboard space, a double inset oven, electric hob, 1.5 bowl sink, and space for a breakfast bar. This flows seamlessly into the utility room, which offers additional storage, space for a washing machine and fridge, a further sink, and side access to the property.

Upstairs, the property offers four well-proportioned double bedrooms. The master bedroom benefits from built-in wardrobes and an en-suite shower room. A family bathroom serves the remaining bedrooms.

Externally, the property features a private and enclosed west-facing rear garden, perfect for families, pets, and enjoying afternoon and evening sunshine. To the front, there is a combination of stone chippings and lawn, along with driveway parking and access to the garage.

A superb family home in a prime Braunton location, early viewing is highly recommended.

Services

All mains connected.

Council Tax band

E

EPC Rating

C

Tenure

Freehold





The house forms part of the very sought after residential location of Moor Lea which was constructed by Lovell Homes (Western) Limited in the 1990s. This is a cul de sac of similar style houses and properties and is very popular as it is a quiet location and offers easy, level access to the village centre.

Braunton is considered one of the largest villages in the country and caters well for its inhabitants with an excellent range of amenities. These include a large Tesco store, in the centre of the village is the smaller family run store of Cawthornes. There is a renowned Fish & Chip Shop, medical centre, public houses, churches and a good number of local shops and coffee shops. A short walk away via Chicken Lane are good primary and secondary schools which is ideal for families. The village is ideally suited for easy access to the sandy beaches at Croyde and Saunton approximately 3 miles to the west and at Saunton there is also the renowned golf club with its two championship courses. Barnstaple, the regional centre of North Devon is approximately 5 miles to the east and connected by regular bus service. This is the regional centre of North Devon with excellent shopping facilities at Green Lanes at the centre of town and out of town shopping at Roundswell.

There are excellent social facilities including The Queens Theatre and soon to be constructed Leisure Centre, Tarka Tennis Centre and Scott's Cinema. There is access on to the North Devon Link Road which provides a convenient route to the M5 motorway at junction 27 whilst the Tarka Rail Line connects to Exeter in the south which picks up the main London, Paddington line.

Room list:

Entrance Hall

Downstairs WC
1.37 x 0.98 (4'5" x 3'2")

Living Room
5.20 max x 3.42 max (17'0" max x 11'2" max)

Dining Room
3.20 x 2.77 (10'5" x 9'1")

Kitchen
2.79 x 2.78 (9'1" x 9'1")

Utility Room
2.53 max x 2.25 max (8'3" max x 7'4" max)

Bedroom 1
5.10 max x 3.30 max (16'8" max x 10'9" max)

Bedroom 1 Ensuite
2.09 x 1.7 (6'10" x 5'6")

Bedroom 2
3.88 max x 3.22 max (12'8" max x 10'6" max)

Bedroom 3
2.84 x 2.86 (9'3" x 9'4")

Bedroom 4
3.45 x 2.16 (11'3" x 7'1")

Bathroom
1.99 x 1.88 (6'6" x 6'2")

Garage
5.17 x 2.51 (16'11" x 8'2")

West Facing Garden

