

1 SUNNYSIDE, SOUTH STREET, EX33 2AG

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Directions

From Barnstaple proceed on the A361 to Braunton. At Velator roundabout turn left and at the next roundabout turn right as if to go to Tesco. Then take the first turning right into South Street and follow South Street up towards the village. Continue past the Evangelical Church on the left, continue on passing the thatched cottage and onto The Mariners Arms public house. 1 Sunnyside will be found directly opposite via a timber gate. Number one is the first cottage in the terrace.

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Attractive 2 Bedroom Cottage

1 Sunnyside, South Street, Braunton, Devon, EX33 2AG

Asking Price
£289,000

- Superb Character Cottage
- IDEAL BUY TO LET INVESTMENT
- Well Appointed Shower Room
- Many Features, Courtyard Garden
- 2 Bedrooms with Wardrobes
- Level & Central Location
- Open Plan Living Room/ Kitchen
- Upvc D/G, Gas Central Heating
- EPC: D

Room list:

Lounge, Kitchen & Diner
6.71m x 4.65m (22'0 x 15'3)

Stairs

First Floor

Landing

Bedroom 1

4.90m x 3.12m narrows to 1.50m
(16'1 x 10'3 narrows to 4'11)

Bedroom 2

4.06m x 2.72m narrows to 1.68m
(13'4 x 8'11 narrows to 5'6)

Shower Room

1.78m x 1.50m (5'10 x 4'11)

Splendid Holiday Home

Bolt Hole Retreat

Investment Opportunity

Must Be Viewed



This extremely well presented and much improved 2 bedroom cottage, of immense character, stands to the end of a small terrace of pretty cottages. THIS IS AN IDEAL BUY TO LET INVESTMENT WITH A TENANT CURRENTLY PAYING £900pcm. It is conveniently situated within a level walk to the village centre and its excellent range of amenities.

The property lends itself to a good number of purchasers and as well as long term let, it is sure to be of interest to those looking for an individual and charming retirement home or a bolt hole 'lock up and go' retreat. Alternatively, it would make for a sound holiday home investment opportunity which would benefit from the buoyant holiday letting market and so accrue a sound and steady income.

No. 1 Sunnyside has been subject to tremendous improvements and renovation over recent years which now provides extremely comfortable living accommodation with the benefit of PVC glazing throughout and gas central heating. The property comprises; entrance door under a storm canopy leading into the most attractive open plan lounge with kitchen/diner. This splendid dual aspect room has been fitted with reclaimed timber floorboards from an old whisky distillery and flows throughout the ground and first floor, maintaining uniformity and charm. The well fitted shaker style kitchen area has been stylishly finished with attractive navy blue door fronted units. There are integral appliances which include dishwasher, washing machine, fridge freezer, along with electric oven and hob over. There are ample working surfaces with inset sink unit along with contemporary metro modern white wall tiles. To the far end of the room is an inglenook fireplace with inset Gazco remotely operated fire which provides a fine focal point to the room. The industrial style metal and plate glass staircase allows plenty of natural light to flood into the cottage along with a sky light to stairwell.

To the first floor there are two bedrooms, both with fitted wardrobes and the continuation of reclaimed timber flooring. The well appointed shower room comprises a 3 piece modern suite with a corner shower enclosure which is mixer fed from the mains, pedestal wash basin and low level WC. Once again, the room is complimented with modern metro wall tiles, reclaimed timber flooring along with sky light.

Agents Note: Caen car park is within a short walk from the property and we advise potential buyers to contact the Parish Council for more information regarding a parking permit.

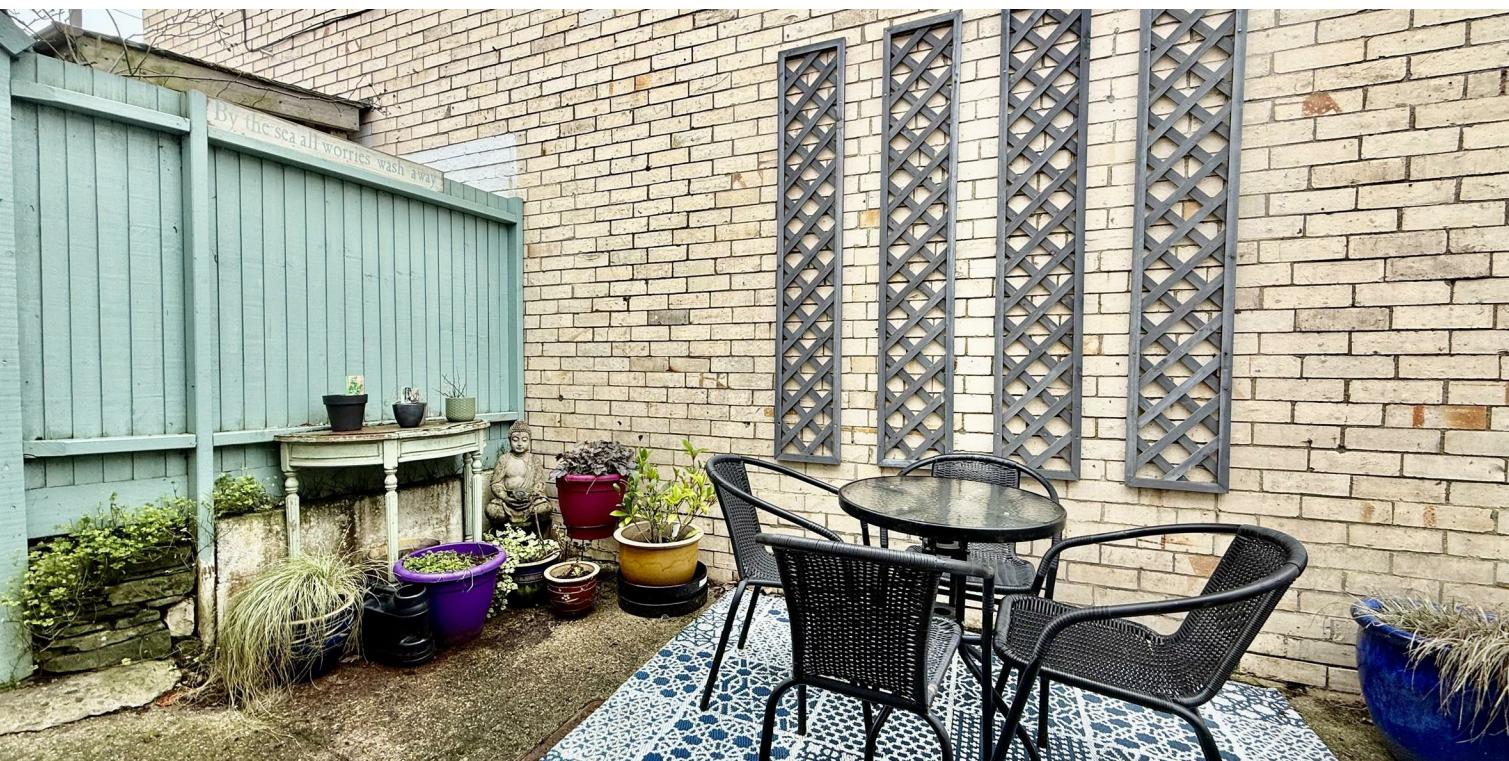
Directly to the front of the property is a courtyard style garden being enclosed with timber screen fencing. This area provides a great space for a bistro dining set and a fine place to sit and enjoy the sunshine. NB: There is an easement across the yard for the other occupiers in the adjoining cottages.

The property stands in a tucked away position adjacent to South Street and therefore offers easy access to the village and its amenities.

Braunton is considered one of the largest villages in the country and caters well for its inhabitants and is very well positioned for easy access to the sandy beaches at Croyde & Saunton, approximately 3 miles to the west. Braunton has good amenities including primary & secondary schooling, churches, public houses, a Tesco store and a good number of local shops and stores. There is a regular bus service to Barnstaple, the regional centre of North Devon, where there is a wider range of amenities available and out of town shopping at Roundswell. Social facilities include a new Leisure Centre, Tarka Tennis and The Queens Theatre.

There is easy access to the M5 motorway via the north Devon Link Road and The Tarka Rail link connects to Exeter which then picks up the main route to London.

In all, this is a well presented property representing a good investment opportunity being situated in one of the regions most sought after villages.



Services

All mains.

Council Tax band

B

EPC Rating

D

Tenure

Freehold

Viewings

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