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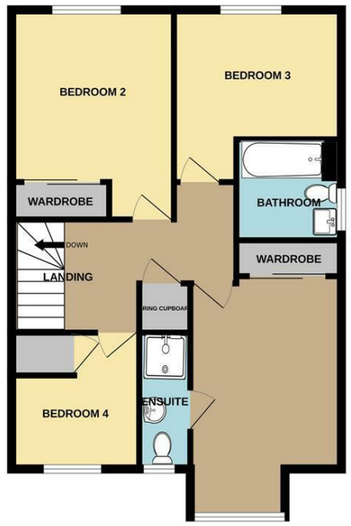
GROUND FLOOR
963 sq.ft. (89.5 sq.m.) approx.



1ST FLOOR
656 sq.ft. (61.0 sq.m.) approx.



TOTAL FLOOR AREA : 1619 sq.ft. (150.5 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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Superb Home In Choice Location

32 Easterly Park, Braunton, EX33 2FH

Asking Price

£599,950

- Immaculate Family Home
- Very Well Fitted Kitchen/Dining Room
- PVC DG, Gas Underfloor Heating,Solars
- Entrance Hall & Cloakroom
- Good Size Lounge With Bay Window
- Lovely Rear Garden Offering Privacy
- 4 Bedrooms, 2 Bathrooms
- Double Garage (Drum Room & Utility)
- Choice Edge Village Location

Directions

From Barnstaple proceed along the A361 towards Braunton. At Wrafton bear right, signposted to Heanton Punchardon and the North Devon Athletics Track. Continue along this road passing Braunton Acadamy and then, at the button roundabout, take the 2nd exit into Lower Park Road. Proceed ahead and turn right, opposite Tyspane Nursing Home. Continue to the bottom of the road and turn left into Moor Lea. Continue ahead and at the bend bear off right that leads into South Park. Proceed ahead and after

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or email braunton@phillipsland.com

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This is a wonderful opportunity to move to a well presented, warm and easy to run family home which occupies a quiet postion to the very edge of the village. It really does warrant a full viewing to appreciate what the house has to offer. It will not dissappoint!

The house forms part of the very popular Easterly Park development which, as its name suggests, is to the very East side of Braunton. The houses are attractive in their design and the builders, Messers. Chichester Homes, have a good reputation. No. 32 occupies one of the best positions within the development, as it is to the bottom of a quiet cul de sac with no passing traffic and has good privacy, being to the very edge of the entire village.

The house has attractive part exposed brick, part rendered and part shiplap elevations under a tiled roof. The house is easy and economical to run with gas central heating, PVC double glazing and solar PV panels. These, with the good level of insulation, gives the house an impessive 'B' EPC rating. There is under floor heating to the ground floor which provides a comfortable warmth throughout the home. The house it fitted to a high standard throughout with a tasteful choice of tiling and decorations. Features include part glazed internal doors, sliding double pocket doors from the lounge to the kitchen, attractive part panelling to some rooms and ceiling downlighting throughout the living spaces.

The bright and airy rooms flow nicely with a good size hall to welcome you in. There is access to the downstairs rooms from here including the useful cloakroom and stairs to the first floor. The well proportioned lounge has a bay which adds to the depth, part panelled walls and sliding double pokect doors to the kitchen/ dining room. This is a super room. The kitchen area is very well fitted with some built in appliances including almost full height fridge, double oven, hob with fan canopy over and a wine chiller. The lovely white work tops and wall units contrast well against the dark blue base units. A large island provides excellent working surface and a breakfast bar. The attached double garage has been divided to form a utility area and a sound proofed DRUM ROOM which could easily be an office, or taken down to put back as a garage. There is parking to the front and an automatic roller door.

To the first floor are 4 good size bedrooms. The main bedroom has a bay with arched bay window and built in wardrobes with Italian style doors. The en suite shaower room has half tiled walls and a floating sink. The 2nd bedroom also has the same built in wardrobes, whilst the 4th bedroom has storeage and is currently used as a study.

Services

All Mains Connected
Solar PV Panels

Council Tax band

E

EPC Rating

B

Tenure

Freehold

Viewings

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





Braunton is considered one of the largest villages in the country and caters well for its inhabitants. There is an excellent rage of amenities including primary and secondary schools, medical centre, Tesco stores and the family run Cawthorne's store, to the village centre. There are good pubs, churches and a wide choice of local shops, stores, restaurants and cafe's.

The village is well located for easy access to the sandy beaches at Croyde and Saunton which are approximately 5 & 3 miles to the West. Saunton also offers a renowned golf club with 2 championship courses; a challenge for even the seasoned golfer! Close by is Braunton Burrows, the second largest dune systems in UK. It is a recognised biosphere reserve by UNESCO with the Burrows as its core. Here there are many square miles This is a vast area and ideal for dog walking and excersise. The area was used as a training area for WWII D-Day landings and evidence is still exists.

Barnstaple, the reginal centre of north Devon, is approximately 5 miles to the East and here a wider range of amenities can be found. There is out of town shopping at Roundswell where there are a wide choice of superstores, whilst to the town centre is covered shopping at Green Lanes. Social facilities include the new North Devon Leisure Centre, Tarka Tennis Centre, The Queens Theatre and a cinema.

There is a regular bus service which connects Braunton to Barnstaple, the beaches and to Ilfracombe town to the North. Access to the M5 Motorway is via The North Devon Link Road at junction 2, Tiverton where there is Tiverton Parkway rail station. The Tarka Train Line runs south to Exeter and this connects to the main line to London Paddington.

Room list:

Entrance Hall & Claokroom

Lounge
6.70 into bay x 4 (21'11" into bay x 13'1")

Super Kitchen/ Dining Room
6.64 x 4.08 (21'9" x 13'4")

First Floor Landing

Bedroom 1
5.10 x 3.15 (16'8" x 10'4")

En Suite Shower Room
2.89 x 1 (9'5" x 3'3")

Bedroom 2
4.09 x 3.13 (13'5" x 10'3")

Bedroom 3
3.04 x 2.64 (9'11" x 8'7")

Bedroom 4
2.88 x 2.27 max (9'5" x 7'5" max)

Family Bathroom
2.07 x 2.07 (6'9" x 6'9")

Double Garage & Utility (Incorporating Drum Room)
5.49 x 5.47 (18'0" x 17'11")

Off Road Parking for 2 Cars

Delightful Split Level Garden

