



17, HEANTON STREET, BRAUNTON

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## Directions

From Barnstaple to proceed to Braunton. Continue over the roundabout at Wraffton passing the Murco service station and continue along Exeter Road. Continue to the towards the centre of the village and after passing the SQ restaurant and bar on your right turn right into Heanton Street. Proceed up the road and after a short distance number 17 will be found around half way up on the left hand side. For those with vehicles the easiest place to park will be in the main Caen Car Park being just a short walk away.

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.

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## Spacious 2 Bed Cottage With Large Garden & Studio

17 Heanton Street, Braunton, EX33 2JS

Guide Price

**£269,950**

- Charming & Characterful Cottage
- Close To Village Centre
- Attractive Sitting Room
- Kitchen Breakfast Room
- 2 Bedrooms
- Garden Rm/ Office
- Gas C/H & Woodburning Stove
- Utility Rm & G/F Bathroom
- EPC: Band



## Room list:

**Sitting Room**  
4.80m x 4.62m (15'9 x 15'2)

**Kitchen Breakfast Room**  
4.65m x 2.41m (15'3 x 7'11)

**Utility Room**  
1.75m x 1.65m (5'9 x 5'5)

**Bathroom**  
2.26m x 1.55m (7'5 x 5'1)

### First Floor

**Landing**  
2.01m x 1.70m (6'7 x 5'7)

**Bedroom 1**  
4.47m x 2.49m max (14'8 x 8'2 max)

**Bedroom 2**  
2.92m x 2.41m (9'7 x 7'11)

**Garden Room**  
3.12m x 2.51m (10'3 x 8'3)

### Large Garden

### Charm & Character

### Viewing Essential

### Versatile Studio Garden Room

This is an excellent opportunity to acquire an attractive and deceptively spacious 2 bed character cottage situated on Heanton Street therefore, conveniently situated being within a 'stones throw' the village centre along with its excellent amenities. The property is considered ideal for those seeking their first home or alternatively a quaint second home/holiday let investment opportunity that would generate a sound and steady income stream. The accommodation flows nicely and is well arranged that offers deceptively spacious accommodation. The property has the comfort and benefit of gas fired central heating and is fully double glazed throughout yet it has retained many characterful features, these include heavy beams to ceilings, attractive wood burning stove and latched doors to name just a few. A particular fine feature is the garden studio room measuring 10'3 x 8'3 that is perfect for those that require that ability to work from home. This versatile studio room lends itself to a multitude of purposes that could also be used as a artist studio room, play room, gym, garden bar or simply used a peaceful retreat to relax and unwind, this overlooks directly onto the garden and offers a high degree of seclusion and privacy.

The accommodation briefly comprises, a spacious living room with an attractive wood-burning stove that provides a fine focal point, a well-proportioned kitchen breakfast is located to the rear of the property with a large expanse of breakfast bar. There is a wide assortment of base and wall units with inset sink unit along with space for cooker. There is access from the kitchen that leads to steps that rise up to the garden and patio/terrace areas. Furthermore, to the ground floor there added convenience of a ground-floor utility room with space and plumbing for white goods, along with access to the 3 piece bathroom. To the first floor there are two bedrooms, bedroom one is located to the rear of the property and also has access that leads onto a roof terrace. (Nb: A risk assessment would be advisable to ensure suitability and safety)

To the rear, the generous garden offers several seating areas, ideal for outdoor entertaining and relaxing. At the far end of the garden is a detached, block-built garden room, providing a versatile space suitable for a home office, studio, or hobby room. There is a large gently sloping lawn with established mature trees. This splendid garden enjoys a high degree of sunshine and privacy throughout the day, and is perfect for those with children and pets with the freedom to run around.

The agents strongly advise an early inspection to appreciate this gem of a property along with its large garden and studio office is rare to find in today's market. Be quick

## Services

All mains connected

## Council Tax

Band B

## EPC Rating

Band D

## Tenure

Freehold

## Viewings

Contact the  
Braunton office on  
(01271) 814114

