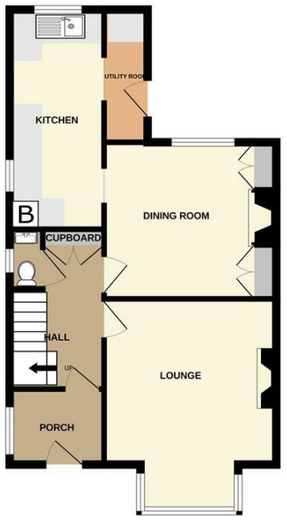
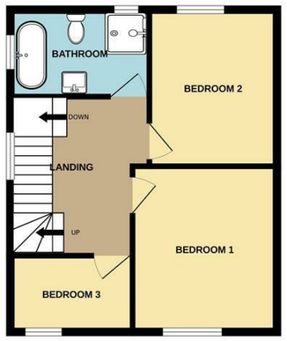
PhillipsSmith&Dunn
Buy. Sell. Let.

We value your property

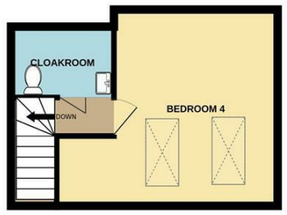
GROUND FLOOR
518 sq.ft. (48.1 sq.m.) approx.



1ST FLOOR
418 sq.ft. (38.8 sq.m.) approx.



2ND FLOOR
246 sq.ft. (22.9 sq.m.) approx.



TOTAL FLOOR AREA : 1182 sq.ft. (109.8 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 Perigo Laboratories, bear right signposted to Heanton Punchardon. Continue on past Southmead Primary School, on the right, and then on past Braunton Acadamy, on the left. After a short distance, No. 1 Park Villas will be found on the left, adjacent to Wrafton Road with No. 3 on the left and overlooking the park.

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

Call 01271 814114

or email braunton@phillipsland.com

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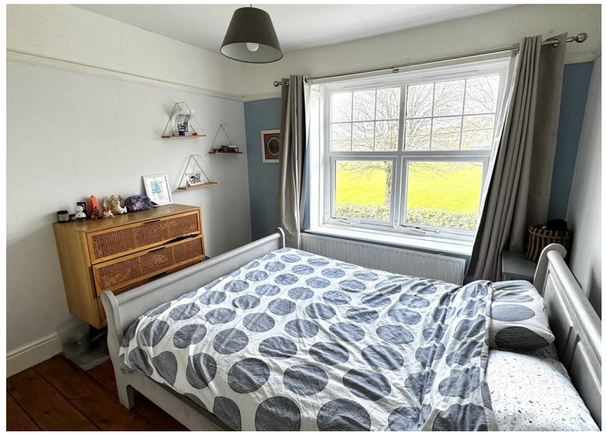
Attractive 4 Bedroom Family Home

3 Park Villas Braunton, EX33 2BS

Asking Price

£385,000

- In Quiet Tucked Away Position
- Kitchen & Utility Room
- Garage & Off Road Parking
- Convenient To Schools & Amenities
- Well Appointed 4 Piece Bathroom
- Easy To Maintain Gardens
- 4 Bedrooms, 2 Reception Rooms
- Cloakroom & En Suite Cloakroom
- UPVc D/G, Gas Heating



We are delighted to offer to the market this very comfortable 4 bedroom property which is sure to appeal to those looking for a home with the perfect ambience to bring up a young family. Alternatively, it will more than meet the needs of the more mature purchaser. It sits in a quiet and tucked away position, adjacent to Wrafton Road, so there is no passing traffic with a nice aspect overlooking Braunton Recreation Park. Access to the village centre and amenities is very easy whilst primary and secondary schooling are also a short, level walk away.

Park Villas is a small no through lane which fronts onto the park so the house has a lovely open view over the open green. This is an ideal place for the children to kick a ball around away from, but still close to the house. Park Villas is thought to have been built in the 1920's and the house offers many character features including attractive mosaic tiled floor to the porch and hall, picture rails, stripped floors and attractive open fireplaces. There is the benefit of UPVc double glazing and gas fired central heating.

The accommodation is arranged over 3 floors with spacious rooms which flow nicely. From the hall is a useful cloakroom and store cupboards. The front lounge has a bay window and an open fireplace with ornate surround, hearth and mantle. The dining room also has a fireplace with cupboards either side and the room opens into the kitchen. This is nicely appointed and has a very useful utility room. To the first floor are 3 bedrooms and a super 4 piece bathroom with free standing bath with claw and ball style feet. The good size 4th bedroom is on the 2nd floor together with an en suite cloakroom.

There is off road parking to the front of the house and a detached garage to the side. The garden is easily maintained with decked area which opens to a semi circular patio and then to an area laid to astro turf. This is a wonderful and private area to BBQ.

The property is situated in a tucked away position just off Wrafton Road which offers easy walking access to both the village centre, Braunton Academy and Southmead Primary School.

Braunton is a large village conveniently positioned for easy access to the coast and also to Barnstaple, the regional centre of north Devon, which is 5 miles to the east. There is a regular bus service to the superb sandy surfing beaches at Croyde and Saunton, where there is also the renowned golf club with its two championship courses.

Braunton has an excellent range of amenities to cater for all needs including public houses, churches, restaurants, coffee shops and a good number of local shops and stores. There is a Tesco's superstore and the family run Cawthorne Store to the village centre. The bus service connects to Barnstaple, where there is covered town centre shopping at Green Lanes and out of town shopping at Roundswell. Social facilities include a brand new leisure centre, The Queens Theatre and Scott's Cinema.

There is access on to The North Devon Link Road which provides a convenient link to the M5 motorway at junction 27 at Tiverton, where there is also Tiverton Parkway Train Station connecting to London Paddington. The Tarka Train Line connects to Exeter in the South which also picks up the main route to London.

Room list:

Porch
2.05 x 1.60 (6'8" x 5'2")

Hall
3.05 x 2.05 (10'0" x 6'8")

Cloakroom

Lounge
4.71 max x 3.66 (15'5" max x 12'0")

Dinning Room
3.32 x 3.28 (10'10" x 10'9")

Kitchen
4.69 x 2.05 (15'4" x 6'8")

Utility
2.95 x 0.97 (9'8" x 3'2")

Landing

Bedroom 1
3.56 x 3.19 (11'8" x 10'5")

Bedroom 2
3.69 x 2.88 (12'1" x 9'5")

Bedroom 3
2.57 x 1.60 (8'5" x 5'2")

Bathroom
2.90 x 2.05 (9'6" x 6'8")

Second Floor Landing

Bedroom 4
4.63 narr to 3.50 x 4.19 (15'2" narr to 11'5" x 13'8")

En Suite Cloakroom
1.58 x 1.56 (5'2" x 5'1")

Garage and Off-Road Parking

Enclosed Rear And Side Garden Area

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