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PHILLIPS SMITH & DUNN



4 Bed House - Detached

Atina, 25 North Street, Braunton, EX33 1AJ

Per Month

£1,900 Per

- Very Impressive Detached Residence
- 3/4 Double Bedrooms, 2 Bathrooms
- Superb Kitchen/Breakfast/Family Room
- Mezzanine Space
- Wonderful & Very Private Gardens
- Large Barn Offering Huge Potential
- Wealth Of Character And Features
- Very Convenient The Village Centre

Description

This impressive detached house offers a perfect blend of space and comfort, making it an ideal family home. With three generously sized bedrooms and the option of using the mezzanine as a fourth there is ample room for everyone to enjoy their own private space. The property boasts two well-appointed bathrooms, ensuring convenience for busy mornings and family life.

The heart of the home features two inviting reception rooms, providing versatile areas for relaxation and entertainment.

One of the standout features of this property is the extensive parking available for up to eight vehicles, a rare find that adds to the convenience of daily living. This is particularly beneficial for families with the benefit of off road parking.

Additionally, the property comes with gardening maintenance included in the rent of £1900pcm, allowing you to enjoy the beautiful outdoor space without the hassle of upkeep. This feature ensures that the gardens remain a delightful retreat throughout the seasons.

EPC- D

Situation

'Atina' is one of those few & far between properties which rarely come to the market. It is sure to appeal to those discerning tenants who want space, character, privacy and convenience to the village amenities. This attractive and highly distinctive detached residence offers double glazing, gas fired heating and has pleasing part rendered and part exposed stone elevations with a mature grapevine growing profusely over the front. This lovely vine produces a sweet dessert grape. There is a good size garage which offers excellent storage

There are 3 points of entering the property but the main reception hall, with a heavy wood front door, is a fitting statement to what lies beyond. Here, there is extensive storage a stone stairs to the first floor, to the bottom of which is a large cloakroom. The magnificent interconnecting sitting room & dining room have a quiet, calming air with wood flooring and painted beam ceilings. The bay window in the sitting room provides depth and light. There is an inglenook fireplace with bread oven and inset gas log effect fire and beam over.

The wonderful kitchen/ breakfast/ family room is the hub of the house with underfloor heating and a feature stained glass window. This vaulted room has attractive part exposed stone wall features and 'A' frame ceiling. It is overlooked by the mezzanine which hugely adds to its spacious feel and could be used as an additional bedroom.

To the first floor, the main bedroom is slightly split level with a bay window and an en suite Shower room and searate dressing room. Th family bathroom has a jacuzzi bath, whilst there are 2 further bedrooms with the mezzanine



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