



PhillipsSmith&Dunn
Buy. Sell. Let.

We value **your** property



3 Bed House - Terraced

15 Pixie Dell, Braunton, Devon, EX33 1DR

PCM

£1,300

- 3 Bedrooms, 1 Bathroom
- Sunny South Facing Garden
- uPVC D/G and Gas C/H
- Double Aspect Lounge/Diner
- Communal Parking
- Close to Local Amenities
- Garage En-Bloc
- Short Drive To Saunton
- EPC: C

Description

Nestled in the charming area of Pixie Dell, Braunton, this delightful terraced house presents an excellent opportunity for those seeking a comfortable family home. The property boasts a well-proportioned reception room. With three inviting bedrooms, there is ample space for family living. With low maintenance gardens.

The bathroom is conveniently located, ensuring ease of access for all residents.

Additionally, the property offers on street parking and an en bloc garage.

The rent is £1300pcm payable month in advance. Pets may be considered.

The deposit is £1500 of which will be protected with mydeposits.

EPC C

Standard references and credit checks will be required. Applicants will need to have a verifiable income of £45k to pass the affordability.

Situation

The house has a good sized entrance hall with ample room for coats, shoes etc. To your right you walk into the well proportioned living room which narrows slightly to the dining area. This is a bright, double aspect room with French doors opening out to the rear garden. The kitchen is well appointed with integral double oven, gas hob, dishwasher and fridge freezer. The attractive and contemporary units have ample work surfaces and modern metro tiling. The kitchen overlooks the rear garden, ideal for keeping an eye on young children when playing in the garden. To the first floor you have 3 bright bedrooms. Bedrooms 1 & 2 are doubles, whilst bedroom 3 could either have a single bed or be used as an office.

This family home has the advantage of an enclosed and good size rear garden which is south facing and has been designed with easy maintenance in mind. This is split between a good sized decked area, which is ideal for garden furniture and low maintenance artificial lawn with stone chippings to one side. The front garden is enclosed by a dwarf wall with further artificial turf requiring zero maintenance.

This property also has the benefit of a garage en-bloc within a short distance from the house. We strongly recommend a viewing at the earliest opportunity to fully appreciate this very well presented family home situated within this favoured residential area located to the Western side of the village.



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

Copyright 2016 Phillips Smith & Dunn. All rights reserved. Phillips Smith & Dunn is a name of P. S. & D. Limited.

Our company registration number is 04753854 and we are registered in England and Wales.