



17 Poyers

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Wrafton, Braunton, Devon EX33 2DP

Village Shops Walking Distance. Tarka trail Nearby

A 4 bedroom semi-detached house set in larger than average gardens. Easy access to Braunton Village and the Tarka trail

- Lovely views over river & weir
- Ground floor cloakroom
- 4 Bedrooms, Bathroom
- Large kitchen with breakfast bar
- Gas C/H and Double Glazing
- Close to Amenities
- Larger than average plot
- Generous garden

Guide Price £349,500

SITUATION AND AMENITIES

Wrafton is ideally located just at the edge of Braunton, which is reputedly the largest village in the UK and offers a wide range of amenities including local shops, supermarkets, library, community centre, medical centre, primary and secondary schools, churches and a range of popular pubs and restaurants. The renowned Tarka Trail can be accessed nearby.

Close by is the UNESCO biosphere reserve of Braunton Burrows, as are the glorious sandy beaches of Saunton Sands (also with championship golf course), Croyde, Woolacombe and Putsborough Bays. Barnstaple, the regional centre, is about 15 minutes by car and offers the area's main business, commercial, leisure and shopping venues as well as District Hospital. At Barnstaple there is access to the North Devon Link Road which leads through, in a further 45 minutes or so, to, Junction 27 of the M5 Motorway and where Tiverton Parkway offers a fast service of trains to London. Exmoor National Park is about 20 minutes by car.



DESCRIPTION

Set on a larger than average plot, 17 Poyers can be found in the delightful village of Wrafton, Braunton. The house presents painted rendered elevations beneath a tiled roof. The accommodation is well proportioned with a spacious kitchen and separate sitting and dining room with ample first floor bedrooms. Externally there is an generous rear garden whilst the West facing front overlooks Knowle water. The property has been remodelled and tastefully modernised over the last 7 years including the addition of front porch, making it an ideal family home with potential to extend further subject to planning consent.

GROUND FLOOR

FRONT PORCH UPVC Front door and windows opening into ENTRANCE HALL stairs to first floor. CLOAKROOM low level WC, pedestal hand wash basin, wall mounted gas boiler. KITCHEN tastefully remodelled in 2014 this eat in kitchen has ample quartz worksurface with a range of shaker style fitted cupboards above and below, central island with breakfast bar, 1.5 bowl ceramic sink, large Rangemaster Range with 5 ring gas burners and electric plate warmer with electric double oven below, space for washing machine and tall fridge freezer, UPVC windows and door to rear elevations, pantry cupboard and door to SITTING / DINING ROOM large dual aspect room ideal for hosting with feature fireplace, electric fire.

FIRST FLOOR

LANDING with hatch to a part boarded and insulated loft space. BEDROOM 1 UPVC to front West facing elevation overlooking Knowle water, over stairs storage / airing cupboard. BEDROOM 2 UPVC to leafy front elevation, recess ideal for storage. BEDROOM 3 UPVC to rear elevation. BEDROOM 4 UPVC to rear elevation. FAMILY SHOWER ROOM UPVC to side elevation, fully tiled walls, a modern 3 piece suite comprising; hand wash basin with storage below, WC, large mains fed shower with light coloured panelling and heated towel rail/radiator.

OUTSIDE

FRONT GARDEN a picket fence borders this West facing grassed area with path to the front door. REAR GARDEN larger than average and fully enclosed with path from the rear gate and parking area to the kitchen door, grassed lawn to one side and gravelled to other. A decent selection of mature shrubs with wisteria climbing the pergola. A large wooden SHED can be found in the wide side return . SUMMER HOUSE with electricity.

SERVICES

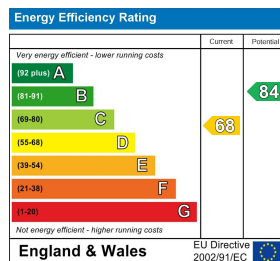
All mains services, gas fired central heating.

DIRECTIONS

Heading towards Braunton from the Barnstaple direction, upon reaching Wrafton, take the first left hand turning, opposite the Williams Arms pub, continue along Wrafton road then turn right onto Velator Road. after approx 100m park on the right hand side, take the footpath past the front of 6 semi detached houses where no. 17 can be found at the end on the right hand side.



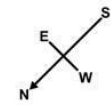
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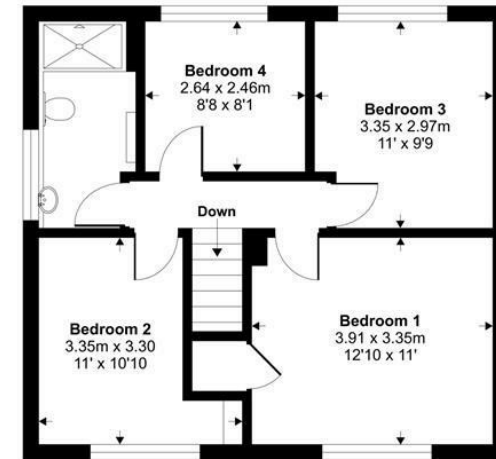
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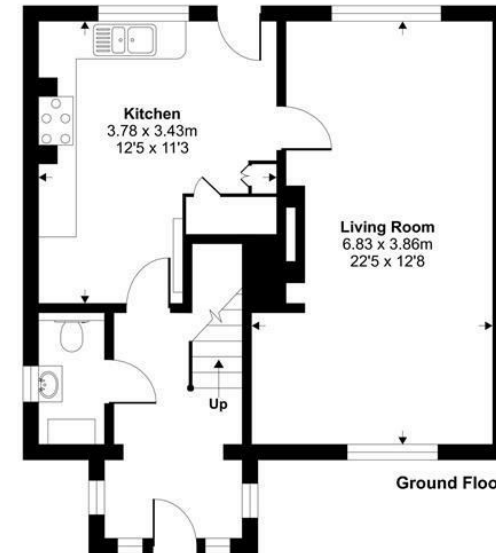
01271 322833



Approximate Area = 1123 sq ft / 104.3 sq m
For identification only - Not to scale



First Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2022. Produced for Stags. REF: 798240.



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