



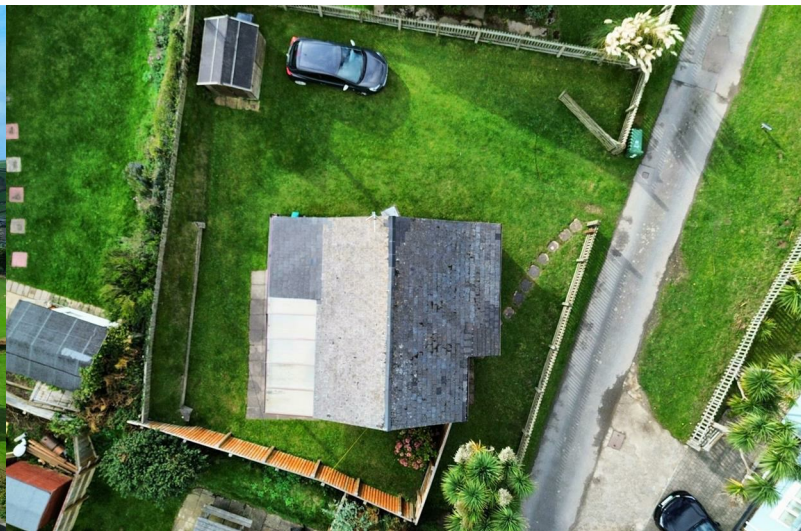
# turners



## Leadengate Close

Croyde, Braunton, EX33 1PT

Asking Price £375,000



# 19 Leadengate Close

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**Asking Price £375,000**

- Three bedroom chalet bungalow
- Generous plot with plenty of scope
- Short walk into Croyde's village centre
- Holiday home with 10 month occupancy
- Short walk to Croyde Beach
- Sought after location
- Cash buyers only
- Off-road parking for several vehicles
- All mains services

## The property

Nestled within a generous plot and just a short stroll from the ever-popular Croyde Beach, this well-presented detached holiday home offers the perfect blend of coastal charm, comfort and modern living.

The property comprises of three well-proportioned bedrooms, ideal for families or groups seeking a relaxing seaside retreat. The heart of the home is the wonderfully bright and spacious open-plan lounge, kitchen and dining area, designed to create a welcoming and sociable atmosphere. Dual-aspect windows flood the space with natural light and enhance the room with an open feel. A stylish three-piece bathroom suite completes the interior, finished to a high standard and offering both functionality and comfort.

Externally, the property truly excels. The expansive wrap-around garden features beautifully maintained lawns and a stone-paved patio area at the rear—ideal for al fresco dining, barbecues or simply relaxing in the sun. The generous plot also provides ample off-road parking, accommodating several vehicles with ease.

Whether you're looking for a peaceful coastal getaway, a lucrative holiday let investment, or a comfortable home by the sea, this property ticks all the boxes. Its enviable location near the beach, combined with its bright interior and extensive outdoor space, make it a rare find in such a sought-after area.

## Location

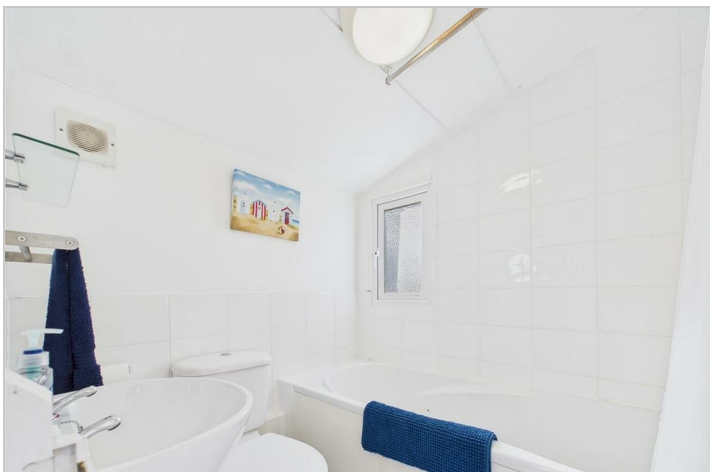
Croyde is known as the surfing capital of North Devon with great family facilities and a vibrant, friendly atmosphere, the pretty village is one of North Devon's most renowned seaside locations. It has all the local amenities you need as well as many fantastic bars and restaurants. With its beautiful scenery and vibrant village feel, Croyde Bay is a wonderful place if you're interested in watersports and coastal exploring. The beach, which is an impressive feature, forms the middle section of a trio of beautiful sandy beaches and is flanked by those at Saunton Sands and Woolacombe Sands, both of which are popular with surfers and families and regularly top polls of Britain's best beaches. For a change of scenery the nearby Exmoor National Park offers breath taking rolling countryside, perfect for avid walkers.

## Agent Notes

- Subject to building regulations/planning you can extend or rebuild on this plot
- Quick access to Croyde Beach via public footpath

## Directions

From our office, head west on Cean Street/B3231 and follow the road signs towards Saunton and Croyde for 4.2 mile and then turn left onto Leadengate Fields. turn immediately right onto Leadengate Close and follow the road to the end, turn left and the property will be on your left hand side.



## Road Map



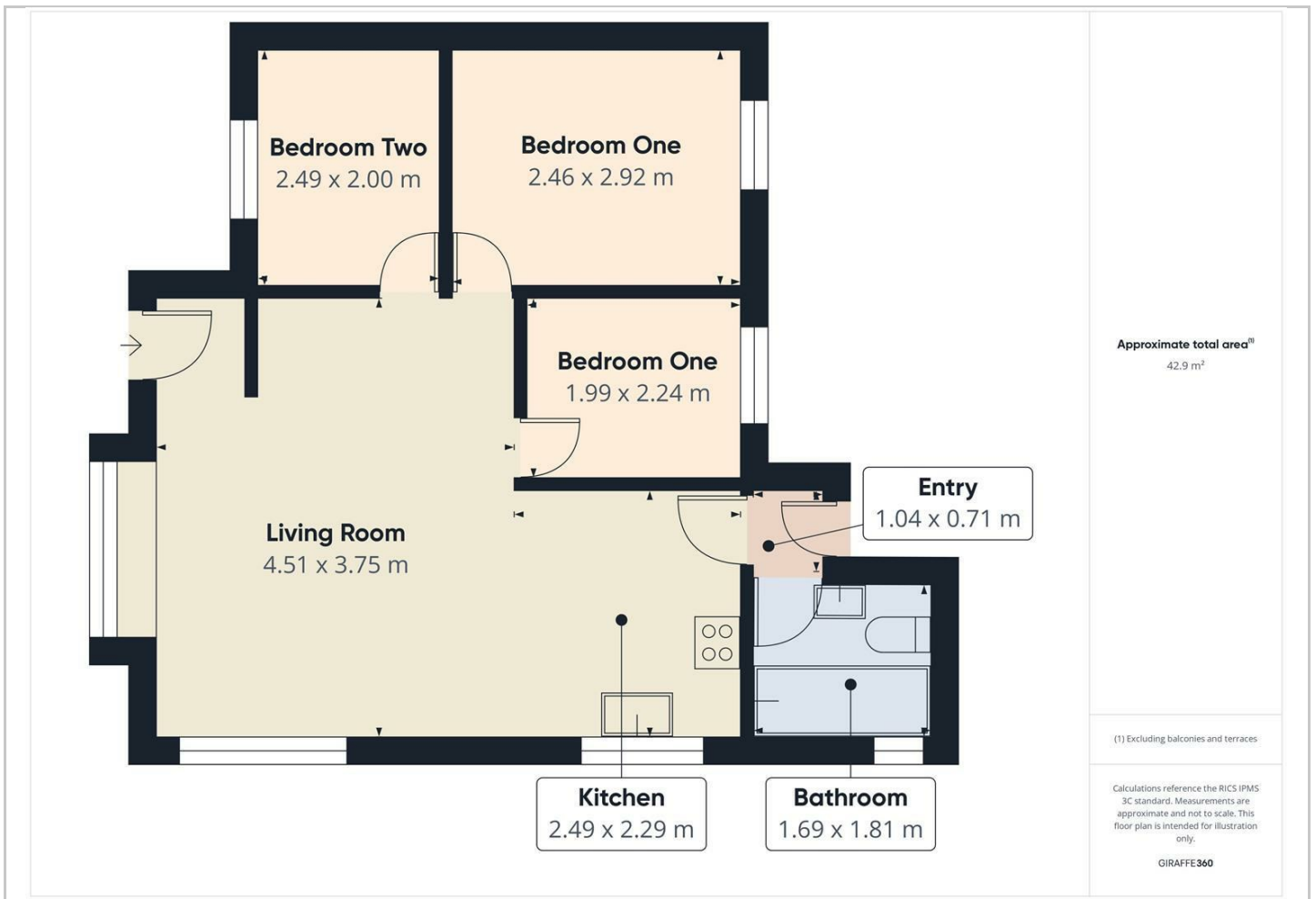
## Hybrid Map



## Terrain Map



## Floor Plan



## Viewing

Please contact our Turners Property Centre - Braunton Office on 01271 815651 if you wish to arrange a viewing appointment for this property or require further information.

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## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	