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## Staddon Close

Braunton, EX33 1LT

Price Guide £295,000



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## Property Description

Located in the ever-popular village of Braunton, this attractive three-bedroom end terrace home offers bright, well-designed living spaces and is perfect for first-time buyers or those seeking to downsize without compromise.

The property welcomes you with a light and inviting entrance hall, offering two storage cupboards as well as additional under-stairs storage. The spacious modern kitchen/diner is fitted with a range of wall and base units with quartz worktops over with a composite sink and drainer and plumbing for multiple white goods. There is space for a cooker with extractor over and a freestanding fridge/freezer while the generous dining area comfortably accommodates a large dining table and chairs. Wood laminate flooring runs throughout, enhancing the contemporary feel. The lounge is a bright and generously sized room flooded natural light and provides direct access to the rear garden.

To the first floor, an open landing leads to three useful storage cupboards, one of which houses the hot water tank. Bedroom one is a well-proportioned light room, with views over the rear garden and towards the Burrows. Bedroom two is another comfortable double and benefits from fitted storage, while bedroom three is a light single room, currently used as a hobbies space with distant views across Braunton Burrows. The property also features a newly fitted modern bathroom suite comprising a bath with electric shower over, vanity sink with WC, additional fitted storage, full wall tiling, and spot lighting.

Outside, the property benefits from communal parking and a low-maintenance front garden. To the rear is a sunny rear garden which is mainly laid to lawn with space and hard standing for potted plants, along with a garden shed and convenient rear gated access.

## Location

Braunton is well known for its passionate community spirit and is rumoured to be the largest village in England with the famous stretch of Sands, Braunton Burrows. The hustling village offers an abundance of activities and eateries, all locally run.

North Devon has a wealth of simply stunning golden sand beaches and has long been a mecca for British surfers. The area has recently been declared a 'world surfing reserve', one of just 12 places on the planet along with the Australia's Gold Coast and Malibu in California. For a change of scenery Exmoor National Park offers breathtaking rolling countryside, perfect for avid walkers.

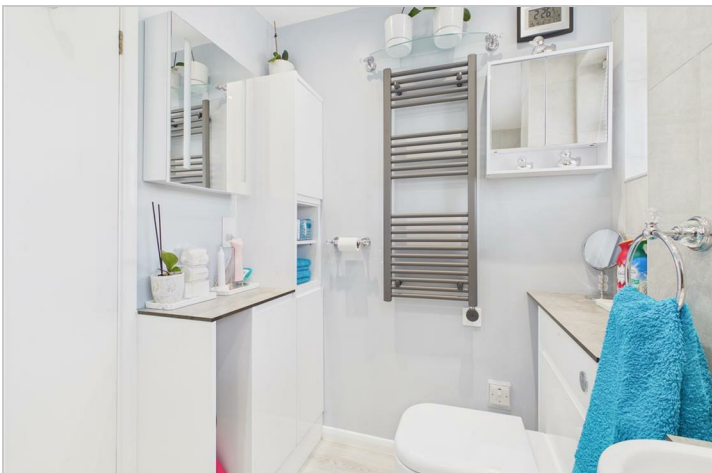
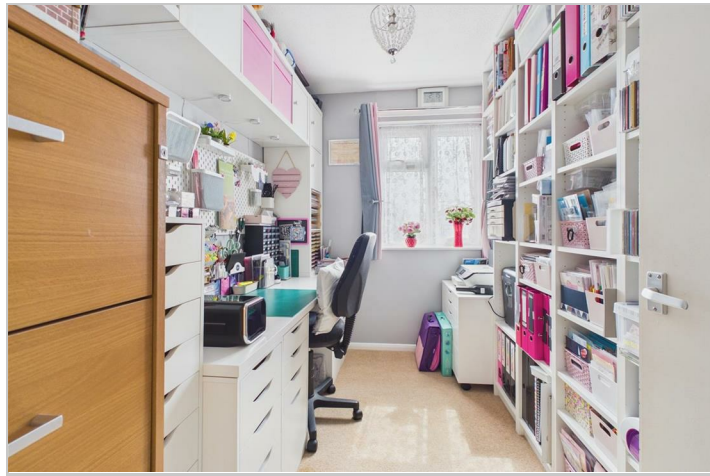
## Agent Notes

- The property has no gas connection but a gas main is in the road

## Directions

From our office on Caen Street proceed along Saunton Road driving away from the village. After approximately 0.25 miles turn right onto Westmead bearing right into Staddon Close continue to the end of the cul-de-sac where the property will be located on the left hand side with For Sale board clearly displayed. Walk down the side of the property where an agent will meet you outside the front of the property.

What3words - quaking.expand.rating



## 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

