



turners



North Street

Branton, EX33 1AJ

Price Guide £375,000



2 North Street

Braunton, EX33 1AJ

Price Guide £375,000



Property Description

A delightful three-bedroom end of terrace cottage ideally positioned within Braunton and offering a perfect combination of charm and space throughout. The property further benefits from owned solar panels, a single garage, and a private low-maintenance rear courtyard garden with useful side access.

The accommodation begins with a welcoming and light-filled entrance hall creating an inviting first impression and providing access to the first floor.

The open plan kitchen/diner is the heart of the home, offering a bright and sociable space with fitted wall and base units and work surfaces over with traditional Belfast sink. Ample space for freestanding appliances, while two Velux roof lights and French doors opening onto the garden, flood the room with natural light.

The lounge is both spacious and cosy room centred around a characterful wood-burning stove, making it an ideal space to relax. In addition, a cleverly designed tucked-away office area provides a practical solution for those working from home.

To the first floor, the landing offers excellent storage with a walk-in wardrobe, airing cupboard, and loft access, and leads to the upstairs living space. The main bedroom is a generously sized double with fitted wardrobes and useful alcove storage. Bedroom two is another comfortable double room with a front-facing window, while bedroom three is a bright single room with wood laminate flooring and has the walk-in wardrobe conveniently located across the hallway.

The modern shower room is well-appointed with a three-piece suite. Comprising walk-in shower, WC, and vanity wash basin complemented by full wall tiling a heated towel rail, and a Velux roof light.

Outside, the rear garden has been designed for ease of maintenance, featuring a paved courtyard ideal for outdoor dining and entertaining with space for potted plants and garden furniture along with an outside tap. The single garage offers additional storage or parking for a small vehicle.

This attractive home is well-suited to a variety of buyers and early viewing is strongly advised.

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 breath-taking rolling countryside, perfect for avid walkers.

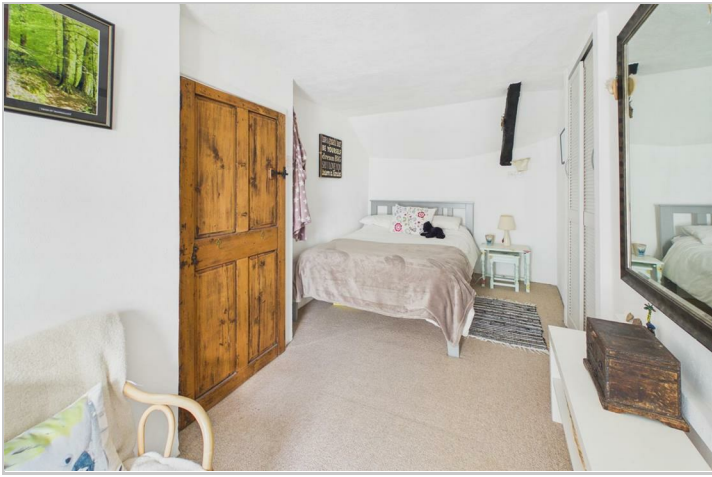
Agent Notes

- The property has 8 solar panels which have an annual pay back of approx. £1000 - 1200

Directions

From Braunton centre head west along Caen Street merging into Saunton Road. After passing our office on your right, take the next right hand turning sign posted North Street. Continue a short distance where the property will be located on your right hand side with number plate and for sale board clearly displayed.

Whats3words - sunflower.suppers.carpets



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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

4 Cedar House Caen Street, Braunton, Devon, EX33 1AH
Tel: 01271 815651
Email: sales@turnerspropertycentre.co.uk
<https://www.turnerspropertycentre.co.uk>

Energy Efficiency Graph

