



# turners



## Town Farm Court

Braunton, EX33 1QJ

**£230,000**



# 21 Town Farm Court

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This two bedroom property is situated in a development for residents over 55, right in the heart of the village. The property offers peace and tranquillity, enhanced by the communal gardens surrounding it. Additionally, the property features its own low maintenance rear garden accessible from the spacious living room. The stylish kitchen offers ample space for white goods and a built in full length fridge-freezer. Other benefits includes double glazed windows and a thermostatically controlled heating system that helps reduce energy bills.

Braunton is well known for it's passionate community spirit and is rumoured to be the largest village in England with the famous stretch of Braunton Burrows. The hustling village offers an abundance of activities and eateries, most 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 Golden Coast and Malibu in California. For a change of scenery Exmoor National Park offers breath taking rolling countryside, perfect for avid walkers.

## Hallway

**12'3" x 5'6" (3.75 x 1.68)**

This good sized hallway leading to all the rooms and providing space for shoes and coats. The staircase benefits from a stairlift.

## Kitchen

**9'6" x 6'9" (2.92 x 2.08)**

This modern kitchen features sleek base and wall units, white speckled countertops, and ample space for white goods. It includes an integrated oven and electric hob, creating a contemporary and stylish appearance.

## Living Room

**14'10" x 12'9" (4.54 x 3.91)**

A generously sized living area illuminated by downlights. The open layout provides ample space to comfortably fit both a dining table and a family sized sofa, making it perfect for relaxation and gatherings. French doors at the rear seamlessly connect the space to a charming courtyard, inviting natural light and fresh air indoors.

## WC

A convenient down stairs toilet and basin.

## Landing

**5'7" x 6'2" (1.71 x 1.88)**

A spacious landing offer access to all rooms on the first floor.

## Bedroom One

10'1" x 9'3" (3.08 x 2.83)

A spacious bedroom that can accommodate a king-size bed and is already equipped with built-in wardrobes.

## Bedroom Two

12'5" x 6'6",.95'1" (3.80 x 2.29)

A versatile second bedroom with built in wardrobes that would also serve as study.

## Bathroom

8'4" x 4'10" (2.56 x 1.49)

A partially tiled wet room equipped with a walk-in electric shower, basin with a built in vanity, toilet, and wall mounted radiator.

## Outside

A charming, low-maintenance private rear garden with plenty of space to relax and enjoy the tranquillity of the surrounding communal gardens.

## Directions

From our office, head in a westerly direction along Caen Street before turning right onto North Street and taking the first left into Town Farm Court. The

Property can be found at the far right of the complex..

## Agents notes

The property comes with a 99 year lease than has 62 years remaining with an option to renew.

The annual service charge is £2380.00 and this includes ground rent, building insurance and the upkeep of the communal gardens.

We have been informed by the vendor that electric, water and drainage are all mains connected.

To comply with the property mis-descriptions act we must inform all prospective purchasers that the measurements are taken by an electronic tape measure and are provided as a guide only. We have not tested any mains services, gas or electric appliances or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase.



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## Energy Efficiency Graph

### Energy Efficiency Rating

