



# turners



## Poyers

Wrafton, Braunton, EX33 2DP

Price Guide £172,500



Stylish two-bedroom apartment with open-plan living, modern finishes and great natural light, offered with a chain-free sale—ideal for first-time buyers or investors.



## Property Description

A beautifully presented top-floor apartment in the heart of Wrafton, perfectly positioned within easy reach of local amenities, schools, and excellent transport links. The property offers two well-proportioned double bedrooms, a bright and airy open-plan living space seamlessly combining a stylish lounge diner, modern fitted kitchen and a sleek three-piece bathroom suite.

Practicality meets comfort with the added advantage of boarded loft access, providing excellent additional storage, alongside a private outside shed. The apartment also benefits from ample on-road parking available on an ad-hoc basis. This home is ideal for first-time buyers, professionals, or investors looking for a well-finished, low-maintenance property in a convenient and sought-after location.

## 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

- 125 year lease that has 101 years remaining
- Service charge varies yearly and can be cheaper if paid by a certain time (Ask Agent)
- Annual ground rent of £10

## Directions

From our office, head east on Caen Street towards Caen Fields. Once you reach the second traffic lights, turn right onto A361 towards Barnstaple. At the roundabout, take the first exit and follow the A361 towards Barnstaple. in 0.1 miles just before the Williams Arms pub, turn right onto Wrafton Road. Follow this road for 0.1 miles and turn right onto Velator Road where the property will be situated on your right hand side.

## Floor Plans



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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## Area Map



## Energy Efficiency Graph

