



turners



Westmead Close

Braunton, EX33 1NL

Price Guide £295,000



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Property Description

Located in a popular and convenient position close to Braunton village, this delightful two double bedroom semi-detached property offers bright, well-proportioned living spaces and a sunny rear garden, making it an ideal home for a range of buyers.

The property is approached via a low-maintenance front garden enclosed by a picket fence, leading to an entrance porch with practical space for coats and footwear. Off the porch is a versatile store room, ideal as a utility area or home office complete with power. The main entrance hall is welcoming and includes under-stairs storage, with stairs rising to the first floor.

The spacious lounge/diner enjoys a dual aspect allowing natural light to flood the room, and features wood laminate flooring throughout. A decorative electric fireplace provides a focal point while the dining area opens out to the rear garden through French doors, creating an ideal space for entertaining. The kitchen is fitted with a range of white floor and wall units and wooden work surfaces, incorporating an electric hob with oven beneath and extractor over, plus space for a freestanding fridge freezer. A rear door and window provide direct garden access.

On the first floor the landing includes a useful linen cupboard and access to the loft. Bedroom one is a generous double with built-in storage, while bedroom two is another bright double offering flexibility for family or as a home office. The bathroom is fitted with a light and neutral three-piece suite, including a panelled bath with electric shower over, wash basin, WC, and full wall and floor tiling.

Outside, there is ample communal parking available for residents. The rear garden is a real feature enjoying a sunny aspect with a combination of lawn and patio areas, a garden shed, and gated rear access.

A fantastic opportunity to acquire a well-located and comfortable home in a desirable area—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

- Communal parking with ample space

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 Grove bearing left and following the road around to the end of the clu-de-sac where the property will be located in the left hand corner. An agent will meet you outside the proeprty.

What3words - pointed.resources.recently



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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