



## Town Farm Court

Braunton, EX33 1QJ

£189,500





# 13 Town Farm Court

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This ground floor, two-bedroom apartment 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 apartment features its own rear garden accessible from the spacious living room. In the past couple of years, the entire property has been upgraded with new windows, a renovated kitchen with a stylish and sleek design, and new carpets throughout. This apartment would be an ideal home for someone seeking proximity to the village and convenient public transport routes to neighbouring towns and villages. Other benefits include off road parking.

Braunton is well known for its 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.

## Entry

4'2" x 3'11" (1.29 x 1.20)

A common entrance to the ground floor apartment.

## Hallway

This hallway leads to all the rooms and is of a reasonable size, providing space for shoes and coats. It also includes a convenient storage cupboard.

## Living Room

16'0" x 11'5" (4.89 x 3.48)

A spacious living room featuring new carpets that extend throughout the rest of the property. There is ample space for a sofa and dining table. The fireplace and mantel add a touch of character to the room. French doors open from the living room to a easily maintained garden.

## Kitchen

7'9" x 9'1" (2.38 x 2.79)

Recently refurbished within the last 5 years, 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. A front-facing window, replaced a couple of years ago along with the other windows in the flat, enhances the kitchen's appeal.

## Bedroom One

12'9" x 10'0" (3.90 x 3.05)

A spacious bedroom that overlooks the communal gardens through double-glazed windows. The room can accommodate a king-size bed and is already equipped with built-in wardrobes.

### Bedroom Two

7'8" x 10'2" (2.36 x 3.10)

A versatile second bedroom that can accommodate a single bed and other furnishings or serve as a storage room.

### Bathroom

6'4" x 6'8" (1.95 x 2.05)

A partially tiled wet room equipped with a walk-in electric shower, basin, toilet, and radiator

### Outside

A charming, low-maintenance rear garden with plenty of space to relax and enjoy the tranquillity of the surrounding communal gardens, which can be accessed through a small gate.

### Agents Notes

The property comes with a 99 year lease than has 63 years remaining with an option to renew.

The annual service charge is £2,274.60 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.

### 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 straight ahead.





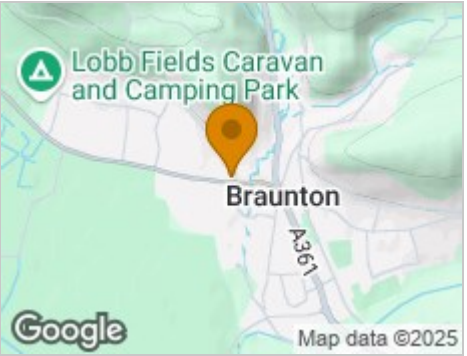
Road Map



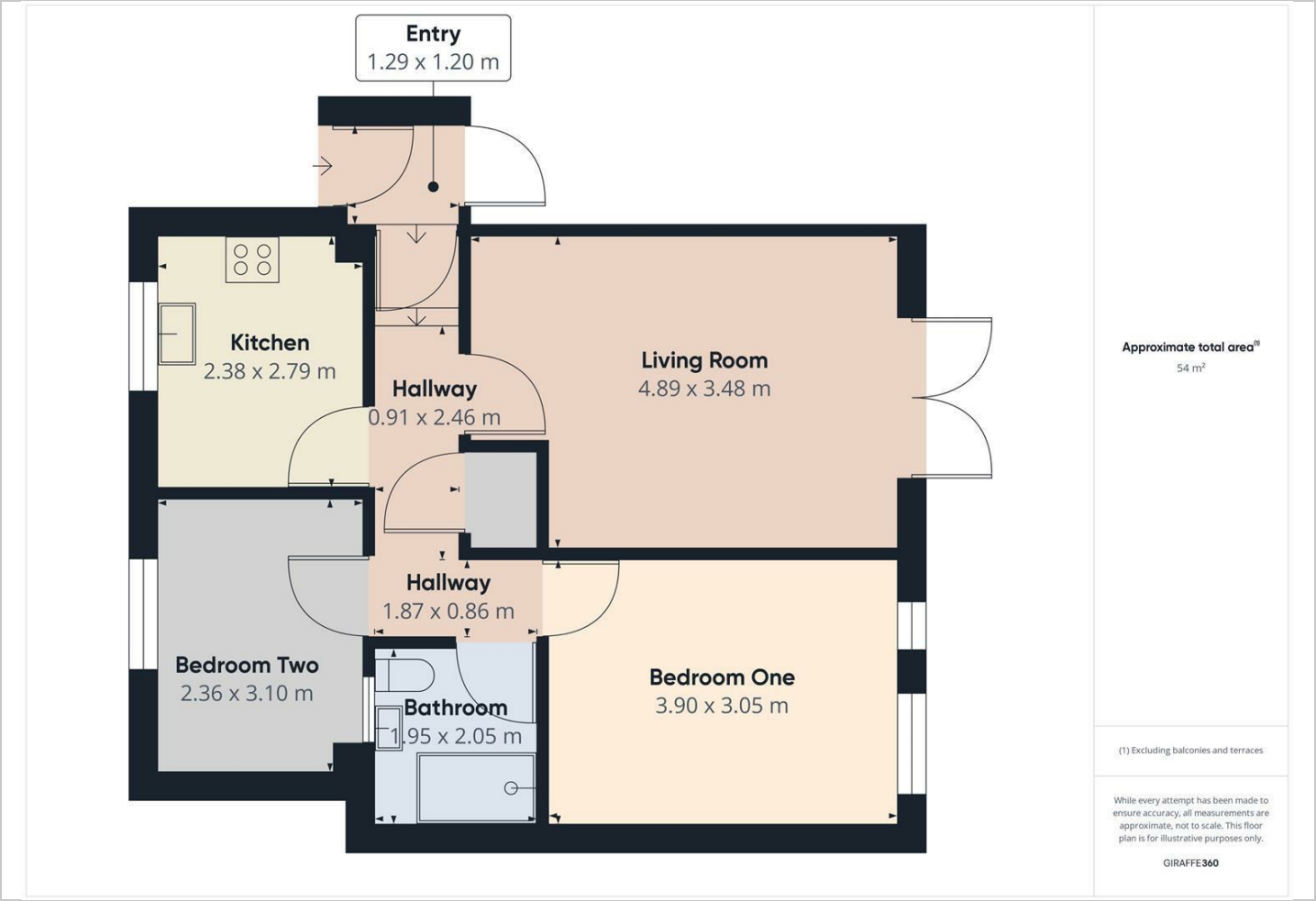
Hybrid Map



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.

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Energy Efficiency Graph

