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Changing Lifestyles

17 North Street
Braunton
Devon
EX33 1AJ

Guide Price: £400,000 Freehold



Changing Lifestyles

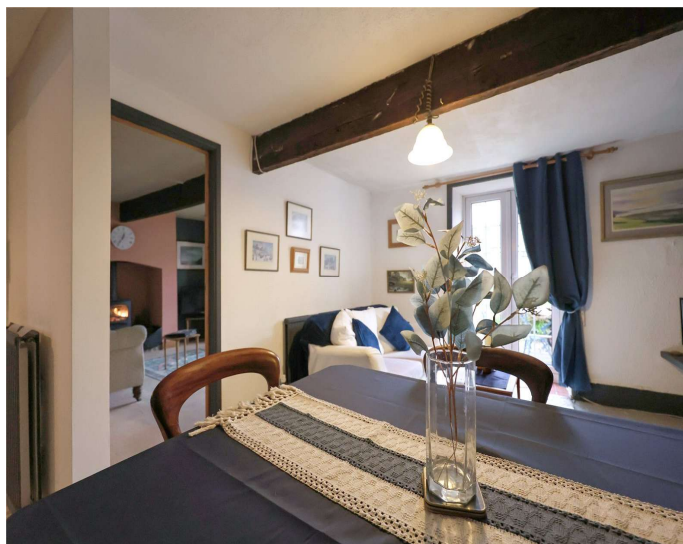
01271 371 234
barnstaple@bopproperty.com

17 North Street, Braunton, Devon, EX33 1AJ

A SEMI-DETACHED PERIOD HOME FULL OF POTENTIAL & OCCUPYING A GENEROUS PLOT



- 3 double Bedrooms & Study
- Generous Living / Dining Room with brick fireplace & coal burning stove
- Sitting Room with exposed timber beams & wood burning stove
- Practical Kitchen & useful Ground Floor Shower Room
 - Prime village location
 - No onward chain
 - Excellent parking & storage



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Overview

Number 17 North Street – a 3 Bedroom semi-detached period home situated in the heart of ever-popular Braunton and occupying a position on one of the village's oldest and most established residential roads. Now requiring some updating throughout, the property offers a rare opportunity to acquire a spacious family home with significant potential, within easy reach of local amenities, North Devon's famous coastline, and village life. This property is also being sold with no onward chain.

The accommodation is approached via a welcoming Entrance Porch providing access to a convenient ground floor Shower Room. From here, the layout opens into a practical Kitchen fitted with a range of upper and lower units, offering ample storage alongside space for appliances and utility use. To the rear, a generous Living / Dining Room benefits from useful understairs storage and features an open brick fireplace with a French Godin coal burning stove. A door leads directly out to the front garden, creating an ideal setting for indoor / outdoor entertaining. A Sitting Room adds to the home's charm, with exposed timber beams, a large multi-panel window that fills the space with natural light, and a characterful wood burning stove forming a warm and welcoming focal point.

The first floor offers 3 well-proportioned double Bedrooms, with the principal bedroom enjoying the advantage of built-in storage. Bedrooms 2 and 3 are also of comfortable size and are served by a Family Bathroom fitted with a panelled bath, neo-angle corner shower, a WC and wash hand basin. Completing the upper floor is a further versatile room with built-in storage, well-suited for use as a home office, additional bathroom or useful ancillary space, subject to requirements.

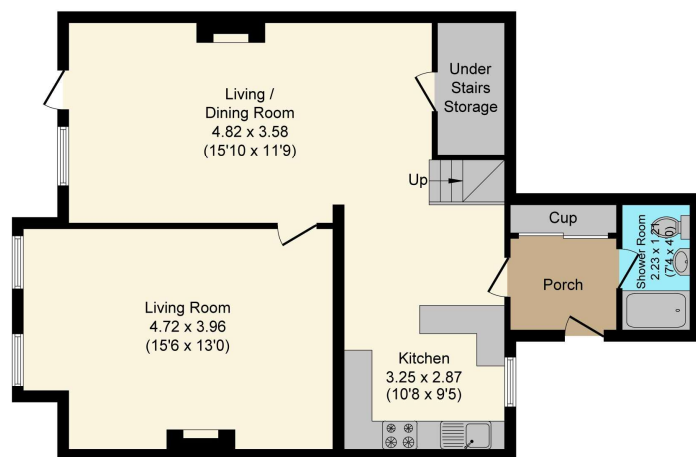
Externally, the property occupies a generous plot and benefits from ample driveway parking, a large Garage, a Carport and additional dry shed storage. The front garden is mature and well-established, while a grassy verge to the side of the driveway offers further potential, subject to the necessary planning permissions.

Agents Note

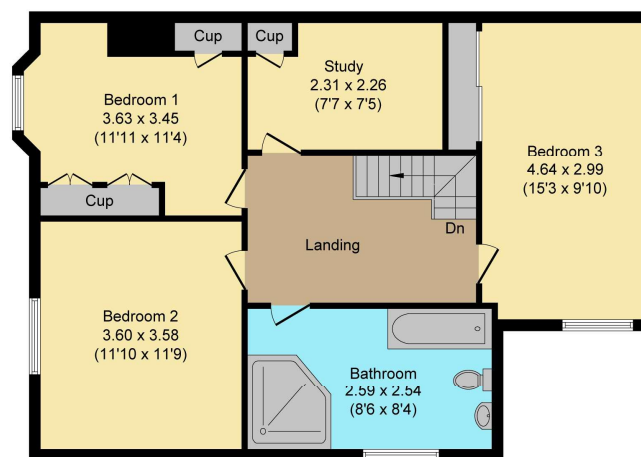
This is a Flying Freehold property (part of the property with the flying freehold either overhangs or lies beneath another person's property). We have been advised by the vendor that the areas of flying freehold comprise a bedroom extending over an adjoining property and a garage and car port situated beneath a neighbouring property.

Council Tax Band

C - North Devon Council



Ground Floor
Floor area 69.30 sq.m. (745.93 sq.ft.)



First Floor
Floor area 77.0 sq.m. (828.82 sq.ft.)

Total floor area: 146.30 sq.m. (1574.75 sq.ft.)

This floor plan is for illustrative purpose only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed. They cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by WWW.Propertybox.io



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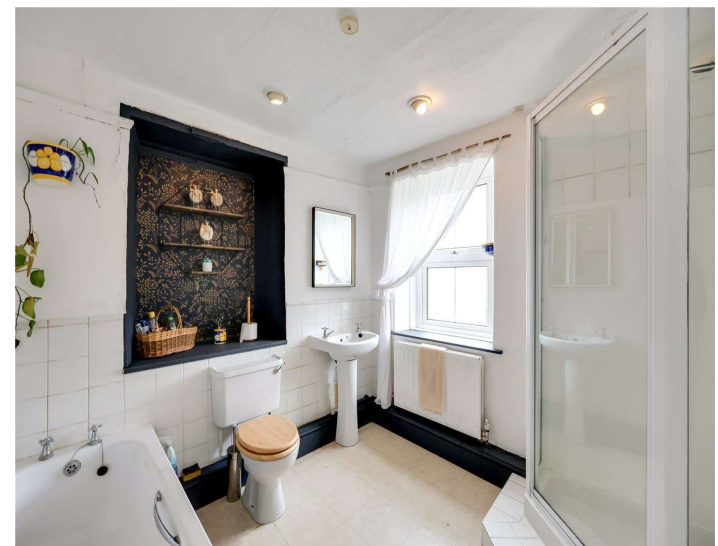
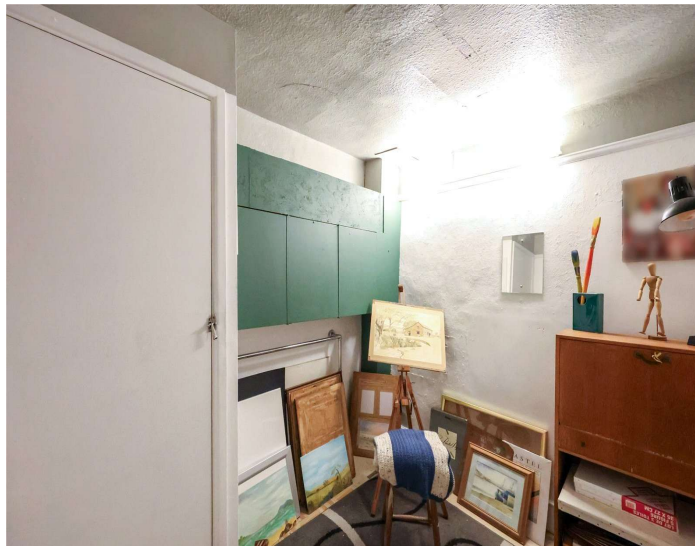
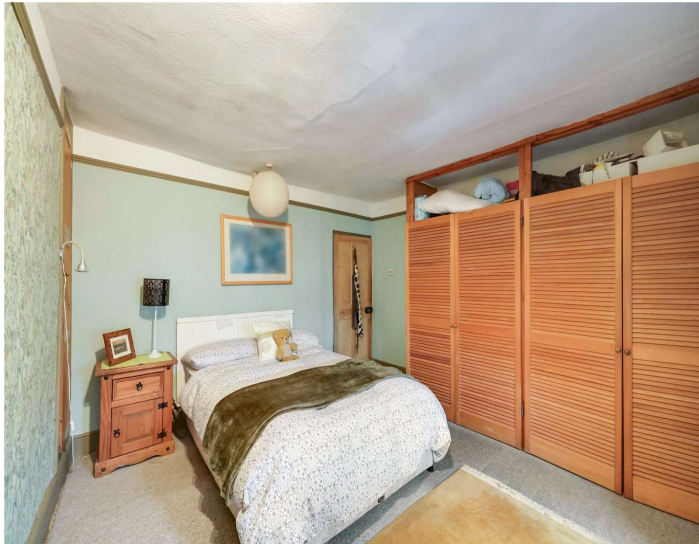
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Area Information

Braunton is believed to be the largest village in England. It has a fantastic atmosphere and buzz with trendy pubs and restaurants. It also has primary and secondary schools, a variety of shops and amenities to hand such as doctors, hair and beauty shops, a bank and post office. Braunton has many places of interest such as the Medieval Great Field and Braunton Burrows.

The Tarka Trail offers many great walks for hiking or just a leisurely stroll. Established in 1897, Saunton's 36-hole championship Golf Course is only 2 miles away. Saunton, Croyde and Woolacombe have some of the best surfing beaches and are only a stone's throw.

The vibrant town of Barnstaple, some 5 miles, combines modern shopping amenities with a bustling market atmosphere. The A361 North Devon Link Road provides convenient access to the M5 motorway network and beyond.

Directions

Directions to this property can be easily found by using What3words: <https://w3w.co/wipes.reckon.blotting>

From Barnstaple Town Centre, join the Braunton Road (A361) heading towards Braunton. Continue along this road, passing Heanton Court and Chivenor on your left hand side. As you proceed through Wrafton, you'll pass the Williams Arms on your right hand side. Continue straight ahead at the roundabout. At the next set of traffic lights, turn left. Shortly afterwards, you'll see The White Lion Pub on the corner - turn right here onto North Street. Number 17 will be found after a short distance on your left hand side clearly displaying a For Sale board.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50-£300 depending on the company and individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be available by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

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We are here to help you find and buy your new home...

105-106 Boutport Street

Barnstaple

Devon

EX31 1SY

Tel: 01271 371 234

Email: barnstaple@bopproperty.com

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If you are considering selling or letting your home, please contact us today on 01271 371 234 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

Please do not hesitate to contact
the team at Bond Oxborough
Phillips Sales & Lettings on

01271 371 234

for a free conveyancing quote and
mortgage advice.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

