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Changing Lifestyles

2 Velator Close
Braunton
Devon
EX33 2DT

Guide Price: £350,000 Freehold



Changing Lifestyles

01271 371 234
barnstaple@bopproperty.com

2 Velator Close, Braunton, Devon, EX33 2DT

AN IMMACULATELY PRESENTED SEMI-DETACHED HOME WITH A GENEROUS REAR GARDEN



- 4 Bedrooms
- Kitchen & useful Utility Room
- Well-proportioned Living Room with bi-fold doors opening to the rear garden & the Garden Room
- Garden Room with wood burning stove & bi-fold doors to the rear garden
- Versatile ground floor Bedroom / Home Office
- Generous, well-maintained rear garden with woodland views
- Driveway parking for up to 3 vehicles



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Overview

Situated in a sought-after cul-de-sac on the outskirts of Braunton, this immaculately presented 4 Bedroom semi-detached home offers spacious and versatile accommodation ideal for family living. With parking for up to 3 vehicles and a generously sized, beautifully maintained rear garden, this delightful property is likely to appeal to a wide range of buyers.

The welcoming Entrance Hall provides access to the principal ground floor rooms, with stairs rising to the first floor.

The well-proportioned Living Room features solid oak flooring and bi-fold doors opening onto both the rear garden and the garden room.

The Garden Room provides a wonderful space in which to relax and unwind. It benefits from a wood burning stove, ample room for a dining table and chairs, a door leading to the front of the property and bi-fold doors opening onto the rear garden.

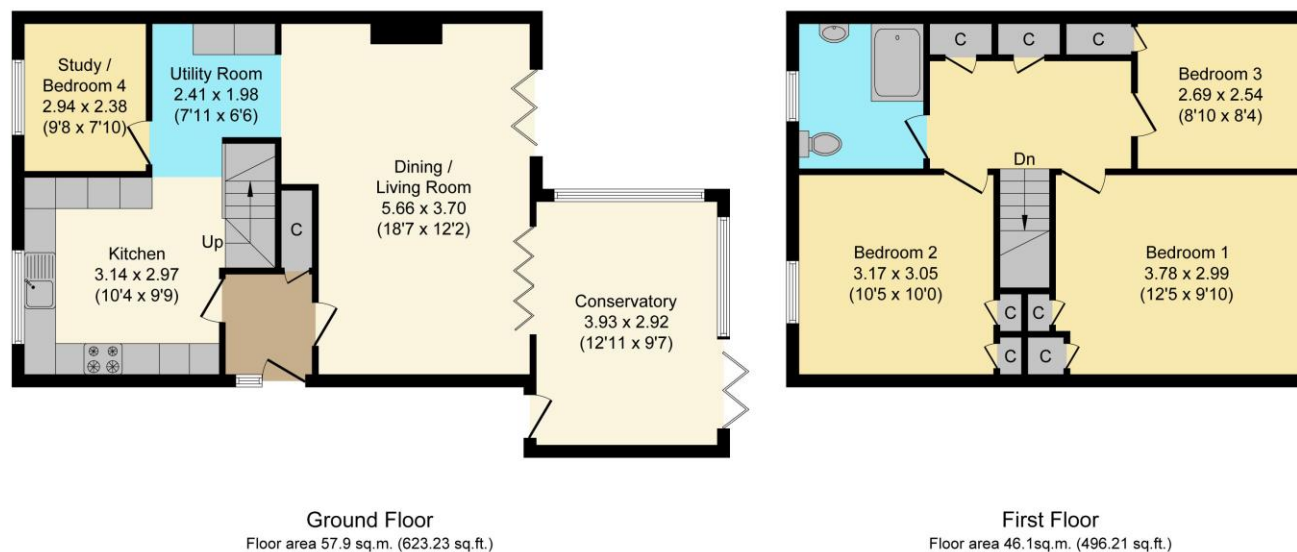
The Kitchen is fitted with a range of matching cupboards and drawers complemented by work surfaces incorporating a 1.5 bowl sink. Further features include a 5-ring gas hob with an electric oven beneath, a useful utility area and access to the Fourth Bedroom, which could, alternatively, be used as a study or home office.

The first floor comprises 3 well-proportioned Bedrooms and a Shower Room fitted with a close coupled WC, wash hand basin and double shower enclosure.

Outside, the front of the property provides off-road parking for up to 3 vehicles. To the rear is a substantial and well-maintained garden featuring a paved seating area, an expanse of lawn and raised decking. The garden currently enjoys attractive woodland views; however, the owner would be willing to install fencing along the rear boundary should a purchaser prefer a fully enclosed garden, although this would obscure the outlook.

Council Tax Band

C - North Devon Council



Total floor area: 104.0 sq.m. (1119.44 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](http://www.propertybox.io)





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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

What3words: ///unsettled.highly.value

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

