



Bond
Oxborough
Phillips

Changing Lifestyles

The Heath
Bratton Fleming
Barnstaple
Devon
EX31 4SA

Guide Price: £450,000 Freehold



Changing Lifestyles

01271 371 234
barnstaple@bopproperty.com

The Heath, Bratton Fleming, Barnstaple, Devon, EX31 4SA

A BEAUTIFULLY RENOVATED DETACHED HOME WITH A GARAGE & PARKING FOR 3 VEHICLES



- 4 Bedrooms (1 En-suite)
- Spacious, dual-aspect Living Room with multi-fuel burning stove
- Generous, open-plan Kitchen / Dining Room with patio doors opening to the garden
- Ground floor Cloakroom & first floor Bathroom
 - Recently renovated to a high standard
- Wrap-around gardens with 2 paved seating areas
- Detached garage & parking for 3 vehicles
- Enjoying far-reaching countryside views



Changing Lifestyles

01271 371 234
barnstaple@bopproperty.com

Overview

Situated within the idyllic North Devon village of Bratton Fleming, this beautifully presented 4 Bedroom detached family home combines charming character features with thoughtfully renovated accommodation. Updated to a high standard by the current owners, the property enjoys far-reaching countryside views, wrap-around gardens and a detached garage with driveway parking.

A welcoming Reception Hall sets the tone with high-quality oak parquet flooring, stairs rising to the first floor and doors leading to the principal rooms. A useful Cloakroom provides a close-coupled WC and wash hand basin.

The spacious, dual-aspect Living Room offers ample room for sizeable furniture, with a multi-fuel burning stove creating an inviting focal point.

To the rear, the generous open-plan Kitchen / Dining Room provides an excellent space for everyday family life and entertaining. The kitchen features oak worktops, a built-in electric hob with an oven below and stainless steel extractor above, an integrated slimline dishwasher and space for a fridge / freezer. There is plenty of room for a dining table and chairs, while sliding patio doors open onto the gardens. An adjoining Rear Porch / Utility Room provides access to the parking area.

On the first floor are 4 Bedrooms including a particularly spacious principal bedroom enjoying countryside views, fitted wardrobes and an En-suite Shower Room. The Family Bathroom features tiled walls, a panelled bath with a shower over, a close-coupled WC and a wash hand basin with storage beneath.

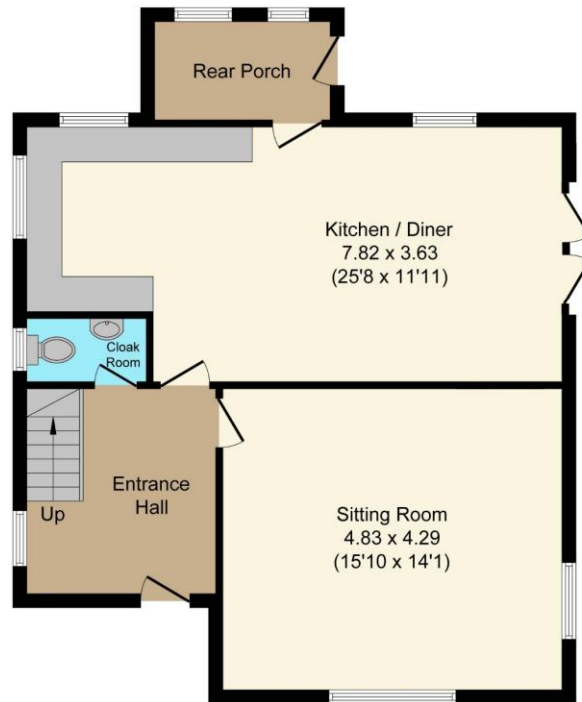
Outside, a Detached Garage stands to the side of the house with driveway parking in front for 3 vehicles. The gardens wrap around the property incorporating lawned areas, 2 paved patios ideal for outdoor dining and mature hedged borders.

Agents Note

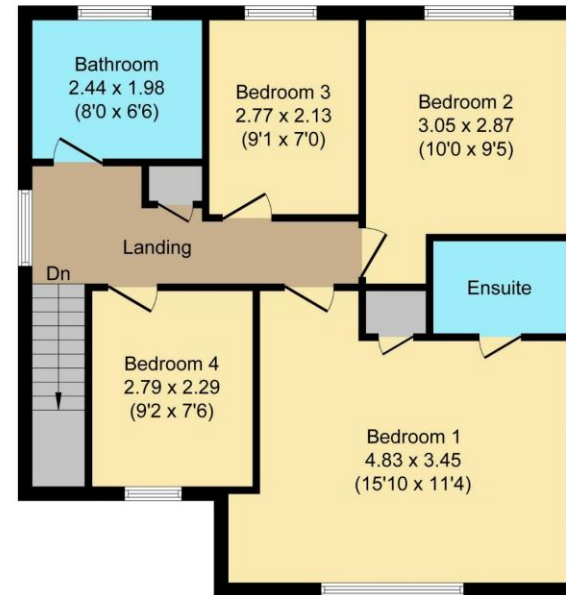
Mains electric, drainage, water and LPG heating.

Council Tax Band

D - North Devon Council



Ground Floor
Floor area 61.0 sq.m. (656.60 sq.ft.)



First Floor
Floor area 57.30 sq.m. (616.77 sq.ft.)

Total floor area: 118.30 sq.m. (1273.37 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



The Heath, Bratton Fleming, Barnstaple, Devon, EX31 4SA

Changing Lifestyles



Changing Lifestyles

01271 371 234
barnstaple@bopproperty.com

The Heath, Bratton Fleming, Barnstaple, Devon, EX31 4SA



Changing Lifestyles

01271 371 234
barnstaple@boproperty.com

The Heath, Bratton Fleming, Barnstaple, Devon, EX31 4SA



Area Information

Bratton Fleming has a primary school together with a pre-school provision for babies to school age. There is a millennium green children's play area, 2 large green open spaces, an extensive community woodland, allotments, a village shop and village hall. It is the hub of an extensive network of footpaths and bridleways, is on the Barnstaple to Lynton & Lynmouth bus route and is only a 5 minute drive to the Exmoor National Park.

Barnstaple Town Centre is some 7 miles in distance and is the historic and regional centre of North Devon. Situated in the valley of the River Taw, Barnstaple is surrounded by beautiful countryside and some of the area's best beaches. As the commercial centre of the region, the town centre offers a variety of banking, schooling and recreational facilities including a theatre, cinema, leisure centre and restaurants. The vibrant town combines modern shopping amenities with a bustling market atmosphere.

The popular sandy beaches of Woolacombe, Croyde and Saunton are all within easy reach and 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/inner.overlooks.kinds>

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.

Changing Lifestyles

01271 371 234
barnstaple@bopproperty.com

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

Have a property to sell or let?

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		
69-80	C		
55-68	D		62 D
39-54	E		
21-38	F	27 F	
1-20	G		

