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Changing Lifestyles

2 Caen View
Braunton
Devon
EX33 1FE

Asking Price: £170,000 Leasehold



Changing Lifestyles

01271 866 699
ilfracombe@boproperty.com

2 Caen View, Braunton, Devon, EX33 1FE

Stylish Ground Floor Apartment Offering Comfort, Convenience, and Level Living...



- Short walk into the village centre
 - Close to supermarkets
- Immaculately presented throughout
 - Allocated parking
- Generous accommodation
 - Level living
- Ideal for first time buyers
 - EPC: C
 - Council Tax Band: A



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Situated within the ever-popular and conveniently positioned Caen View development in Braunton, this well-presented ground floor apartment offers comfortable level living and an excellent opportunity for first-time buyers, downsizers, or investors seeking a stylish, low-maintenance home in a highly sought-after setting.

The property enjoys a bright and welcoming atmosphere, thoughtfully designed to maximise space and practicality. The spacious lounge/diner provides an inviting setting for both relaxation and entertaining, while the modern kitchen is fitted with an excellent range of shaker-style units, rolled-top work surfaces, and integrated appliances, including a gas hob and oven.

The generous double bedroom offers a peaceful retreat, complemented by a well-appointed bathroom featuring a contemporary white suite with bath and shower over, WC, and pedestal basin. Gas-fired central heating and PVC double glazing ensure year-round comfort and efficiency.

Externally, residents benefit from allocated parking to the rear, visitor parking, and well-maintained communal gardens with mature planting. A communal storage area provides practical space for bicycles, surfboards, and outdoor equipment.

Perfectly located within easy walking distance of Braunton's vibrant village centre, the apartment is ideally positioned for local shops, cafés, restaurants, and public transport links. The nearby Tarka Trail also offers scenic, level access to Barnstaple and the coast.

Combining ease of level living, modern comfort, and a convenient central location, this property represents an ideal first home, holiday retreat, or solid investment opportunity.

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.

Main Entrance - Door leading to;

Entrance Hall - Radiator, door leading to;

Storage Cupboard - storage space.

Living Room/Diner - 14'2" x 8'6" (4.32m x 2.6m)
UPVC double glazed window to front elevation, radiator.

Kitchen - 9'10" x 6'8" (3m x 2.03m)

UPVC double glazed window to rear elevation, vinyl floor, a range of wall and base units, plumbing and space for washing machine and tumble dryer, Hotpoint electric oven and 4 ring gas hob, extractor fan, granite effect countertops, stainless steel sink and drainer inset into countertops, space for freestanding units, space for fridge/freezer.

Bathroom - 6'2" x 6'11" (1.88m x 2.1m)

UPVC double glazed obscure window to rear elevation, vinyl floor, extractor fan, low level flush W.C, pedestal wash hand basin with vanity mirror above, panel bath with handheld attachment over, tiled splash backing.

Bedroom - 14'2" x 7'11" (4.32m x 2.41m)

Double glazed window to front elevation, radiator.

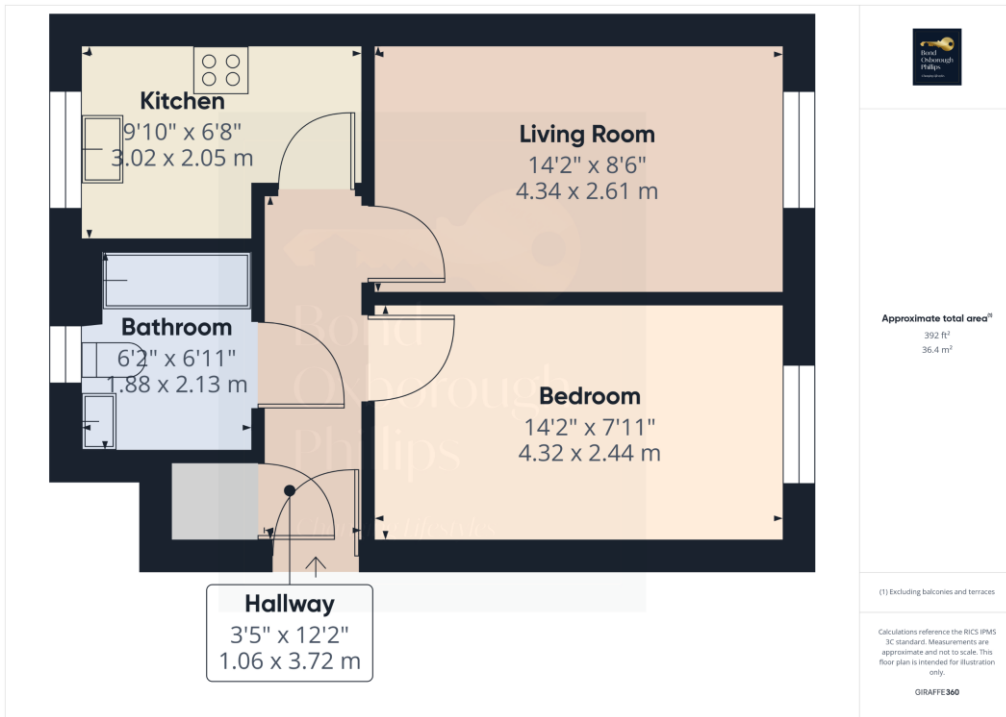
AGENT NOTES - This property is registered under Land Registry Title Number DN582093 with UPRN 10012111147 and is held on a Leasehold tenure. It has a floor area of 441 sq. ft. (41 m²) and occupies a plot of approximately 0.04 acres. It falls under the Devon Local Authority, with a very low flood risk, and is not within a conservation area. Services include mains gas, electricity, and mains water and drainage. Parking is allocated, and outside space is limited to communal areas. The property is in Council Tax Band A, with an annual cost of approximately £1,676, and holds an EPC rating of C. There are no known building safety issues, and no current planning permissions in place for this property or neighbouring properties. Leasehold details and management charges include a ground rent of £266 per annum and a maintenance/service charge of £115.50 per month, which covers communal areas and building upkeep. Connectivity is good, with broadband speeds up to 61 Mbps (superfast), strong mobile coverage from EE, Vodafone, Three, and O2, and TV/satellite services available via BT and Sky. Virgin Media is not currently available.

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Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01271 866 699 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

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 & 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 able 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.

Directions

From our Office in Braunton, continue on the A361 out of the village towards Barnstaple. Upon reaching the first roundabout, take the right hand turning and turn right again towards the supermarket. At the next roundabout, turn right into Caen View. Follow this road as it bears to your left and to where number 2 will be located on your left hand side with a numberplate clearly displayed.

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

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