



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

8 Bowen Court  
South Street  
Braunton  
Devon  
EX33 2ET

**Asking Price: £192,500 Freehold**



Changing Lifestyles

01271 371 234  
barnstaple@boproperty.com

8 Bowen Court, South Street, Braunton, Devon, EX33 2ET

A TERRACED HOME IN CENTRAL BRAUNTON WITH A SOUTH-FACING GARDEN & PARKING



- 2 Bedrooms

- Offered at 70% of open market value
- Living Room doors opening to the sunny, south-facing garden
- Stylish & practical Kitchen / Dining Room
- Downstairs Cloakroom & upstairs Bathroom
  - Allocated parking
- This property provides an affordable & secure route into homeownership in a competitive local market



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**This modern 2 Bedroom terraced home is offered for sale at £192,500 which represents seventy percent of the Open Market Value of £275,000.**

**This home offers an excellent opportunity for a local buyer, single occupant, couple or anyone considering starting a family to secure a modern and energy efficient home in one of North Devon's most desirable villages. It is also a great opportunity for first time buyers. This property has been carefully maintained and offers a warm and modern feel throughout. Natural light flows easily from room to room, creating a calm and inviting atmosphere that suits everyday living.**

**Living Room - A bright and welcoming living space with a soft colour palette and modern décor. The room connects naturally to the kitchen, creating a sociable and open layout. Double doors open directly onto the patio and the south-facing garden, allowing the indoor and outdoor spaces to blend beautifully.**

**Kitchen / Dining Room - A stylish and practical kitchen featuring sleek white cabinetry, a built-in oven and gas hob, under-cabinet lighting, an integrated washing machine, warm wood-effect flooring and space for a dining table. This space feels bright, clean and ideal for cooking, hosting or working from home.**

**A modern workspace is positioned beside the stairs - perfect for remote working, studying or managing day to day tasks.**

**Master Bedroom - A peaceful and airy master bedroom featuring soft neutral tones, excellent natural light, a walk-in wardrobe with generous storage and an additional built-in cupboard for extra space. This room offers a calm and spacious retreat at the end of the day.**

**Bedroom Two - A versatile second bedroom with space for either a double or single bed, or the option to create a dedicated study or hobby room. It is also ideal for anyone considering starting a family, as it can easily become a comfortable nursery or child's room. The room also includes a loft hatch with a built-in ladder that provides access to the boarded loft, offering generous additional storage space.**

**Bathroom - A modern and clean bathroom featuring a white suite with over-bath shower with glass screen, contemporary grey tiling, wood-effect flooring and an overhead storage unit for tidy organisation.**

**Downstairs Cloakroom - A convenient additional WC with pedestal sink, round mirror, towel radiator and minimalist décor.**

**South-Facing Garden - A beautifully maintained outdoor space with light blue fencing, low-maintenance gravel, stepping stone path, raised planters, shelving, a storage shed and a log store. The garden enjoys sunshine throughout the day and offers a peaceful and private place to relax or entertain.**

## **Agent Notes**

Housing Need Criteria (Required)

Applicants must: • Be unable to purchase a suitable home on the open market in the local area • Be in housing need, which may include living in a home that is sub-standard, living with parents or living in an assured short hold tenancy • Be purchasing the property as their sole residence

Local Connection Criteria (Preferred but Not Required)

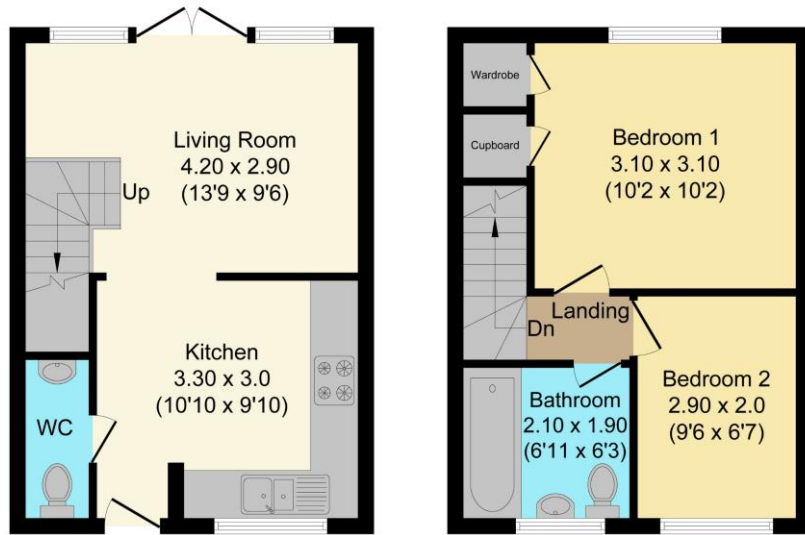
Applicants are preferably able to demonstrate one of the following: • Currently living in Braunton, the surrounding areas or North Devon • Having immediate family living in Braunton, the surrounding areas or North Devon • Having permanent employment in Braunton, the surrounding areas or North Devon

Local connection is preferred but not essential.

Under the Section 106 and Supplemental Agreement, the following requirements apply: • All future sale prices must be seventy percent of the Open Market Value at the time of sale, subject to approval by North Devon Council • The current Open Market Valuation is confirmed as £275,000 • The Discounted Market Sale Price must not exceed £192,500 • Buyers must be in Housing Need and must meet the Occupation requirement • Buyers are preferably able to meet the Local Connection criteria, although this is not essential

## **Council Tax Band**

B - North Devon Council



**Ground Floor**

Floor area 25.2 sq.m. (271.25 sq.ft.)

**First Floor**

Floor area 25.2 sq.m. (271.25 sq.ft.)

Total floor area: 50.40 sq.m. (542.50 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



## 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Directions

Directions to this property can be easily found by using What3words: <https://w3w.co/gallosed.retained.rather>

As you approach Braunton from Barnstaple along the A361, continue towards the village centre. Just before reaching The Square at the main traffic lights, take a left turn onto South Street. Proceed a short distance past a small collection of shops to where you will find an archway on your left leading into Bowen Court. The parking space for number 8 is located on your left hand side, second in from the far end, and is clearly numbered.

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.