



Bond
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Changing Lifestyles

13 Hart Manor
Wrafton
Braunton
Devon
EX33 2DS

Guide Price: £300,000 Freehold



Changing Lifestyles

01271 371 234
barnstaple@bopproperty.com

13 Hart Manor, Wrafton, Braunton, Devon, EX33 2DS



A SPACIOUS SEMI-DETACHED PROPERTY THAT'S FULL OF POTENTIAL

- 4 Bedrooms

- Spacious Living Room & separate Dining Room
 - Kitchen, Cloakroom & Garden Room
 - Upstairs family Shower Room
 - No onward chain
 - South-west facing front garden
- Spacious rear garden brimming with potential
- Located on the doorstep of the Tarka Trail - perfect for those who enjoy outdoor adventures
 - With its superb location, spacious layout, & untapped potential, this property is ready & waiting for you to make it your own



Hart Manor is a highly sought after residential area comprising similar style homes, located in the popular village of Wrafton, approximately one mile from the larger village of Braunton. Within a short distance, you'll find excellent primary and secondary schools, a Tesco superstore, and the renowned Williams Arms, a public house and restaurant.

A regular bus service connects Wrafton to Braunton, which offers a wider range of amenities, including a medical centre, churches, pubs, coffee shops, and a variety of local shops and stores. The stunning beaches of Croyde and Saunton, famous for their superb sandy shores, are just six miles away. Braunton Burrows, a UNESCO site and the largest dune system in the UK, provides miles of scenic walks, ideal for dog owners. Saunton Sands Golf Club, with its two championship courses, is also nearby.



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This is a rare opportunity to transform a deceptively spacious 4 Bedroom semi-detached property into the perfect family haven. Coming to the market for the first time since its construction in the 1970s, this property offers an exciting chance to stamp your own style and vision onto a home that's full of potential. With no onward chain, the process is streamlined for you to begin creating your dream space without delay.

Nestled in the sought after location of Wrafton, just outside Braunton, this Freehold property boasts both charm and functionality. Its private, enclosed front and rear gardens, along with its versatile living spaces, make it the ideal canvas for a growing family seeking a home that fits their lifestyle.

As you approach from the pedestrian footpath, you're greeted by a south-west facing front garden - a secure space perfect for children to play or pets to roam. A raised decking area invites you to relax and bask in the sun, creating an idyllic spot for summer afternoons.

Step inside through a practical Entrance Porch and into the Entrance Hall. The spacious Living Room offers a cosy retreat, overlooking the front garden, while the separate Dining Room provides an inviting space for family meals, with views of the rear garden. The Kitchen is equipped with ample storage, worktop space, and integrated appliances, ready for your creative touch. A convenient downstairs Cloakroom and Garden Room add to the practicality, with the latter leading to the rear garden - a space with endless possibilities for entertaining or quiet reflection.

Upstairs, 4 generously sized Bedrooms provide room for everyone to call their own. Bedrooms 1 and 2 offer glimpses of the Taw Estuary, adding a scenic touch to your everyday. The family Shower Room completes this level, ready to be updated to suit your style.

The rear garden is a true highlight - spacious and brimming with potential. In addition to its current features, including a garden store room, a timber framed gazebo, and a pond, it offers the possibility of being reimaged to include parking, enhancing the property's convenience. Side access to the front of the property further adds to its practicality.

Located on the doorstep of the Tarka Trail, this property is perfectly positioned for those who enjoy outdoor adventures. This popular walking and cycling route offers endless opportunities for exploration and relaxation, making it an ideal spot for an active family lifestyle.

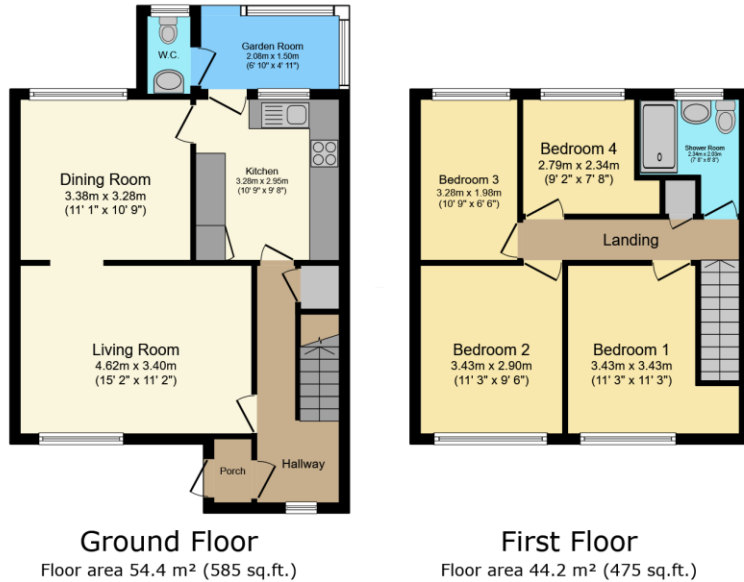
This property is not just a house; it's a chance to create the lifestyle you've always envisioned. With its superb location, spacious layout, and untapped potential, it's ready and waiting for you to make it your own. Book a viewing today and start your journey to a brighter, more personalised future.

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TOTAL: 98.5 m² (1,060 sq.ft.)

This floor plan is for illustrative purposes 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Directions

Proceed on the A361 to Braunton. On entering Wrafton, turn left opposite the Williams Arms pub and continue along this road passed the British Legion on your right hand side. Continue along this road past the first turning on your right hand side. Take the next right hand turning into Hart Manor. Continue down the road to where will see the communal parking area on your right hand side. Number 13 will be found on your right hand side.

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.