

Caen View, Braunton
£995 pcm

John
Smale & Co.

Chartered Surveyors | Residential & Commercial Consultants



- End of Terraced Town House
- Close to Village Centre
- Rear Garden
- Excellent Condition Throughout

- 3/4 Bedrooms
- Kitchen with appliances
- Driveway Parking for 2 Cars
- Small Pet Considered

13 Caen View, Braunton, Devon, EX33 1FE

3/4 Bedroom End of Terrace Town House in a popular Braunton Location close to the village centre. Accommodation Comprises: Entrance hall, downstairs WC, modern fitted kitchen with integrated appliances, living room with patio doors leading to garden, master bedroom with en-suite, 3 further bedrooms and family bathroom. Rear garden with patio and lawned area, gate leading to parking at the side with parking for 2 cars. Excellent condition throughout. Viewing Highly recommended. Available mid September. Small Pet May be Considered. Rent £995PCM Deposit £1145

Ground Floor

Entrance Hall

Kitchen

3.80m x 7.00m (12' 6" x 23')

With a range of fitted high and low level units, space for fridge/freezer, integrated dish washer and washing machine, sink unit, window to front elevation

Lounge

4.27m x 3.23m (14' x 10' 7")

Patio door leading to back garden

Cloakroom

1st Floor

Bedroom 1

4.27m x 3.07m (14' x 10' 1")

En-Suite Shower Room

Bedroom 4

4.27m x 2.85m (14' x 9' 4")

2nd Floor

Bedroom 2

4.27m x 3.04m (14' x 10')

Bedroom 3

Bathroom

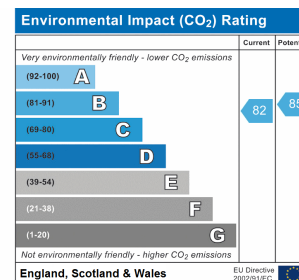
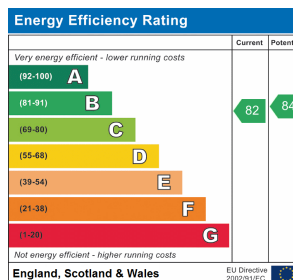
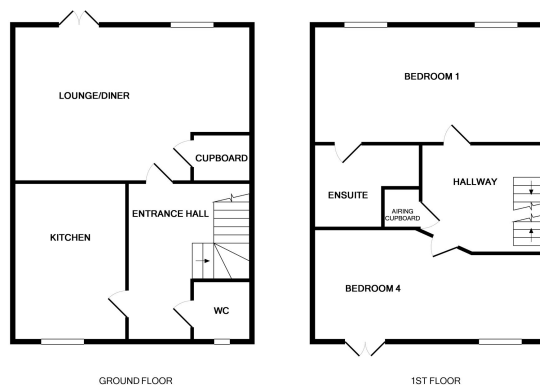
Modern 3 piece suite comprising of panelled bath with shower attachment, WC and wash hand basin.

Services

All Mains connected Gas, Electric and Water. Council Tax Band C

Directions

On entering Braunton from Barnstaple on the A361 at the roundabout after Wrafton take the 1st exit left. At the next mini roundabout take the third exit and you will see Tesco on the left hand side. Past Tesco's there is another mini roundabout, go straight across into Caen View and follow the road around to the left you will find number 13 on the left near to the top of the road where you our To Let Board displayed.



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