





PROPERTY DESCRIPTION

A beautifully presented and recently re-furbished three bedroomed home, in the charming village of Branscombe, with the benefit of onsite parking, and delightful views. The spacious and light accommodation briefly comprises; on the ground floor, a rear porch with a cloakroom, a stylishly fitted open plan kitchen/ living /dining room, with stairs to the first floor.

The first floor has two good sized double bedrooms, with the principal bedroom having an stylishly fitted en-suite shower room, together with a family bathroom, with a third large double bedroom on the second floor, which benefits from a charming balcony, that takes full advantage of the super views. Outside, there is a courtyard style garden to the front, and a parking space/ courtyard garden to the rear, with a 'lean to' utility area, which is enclosed by an electric garage style door, together with a second allocated parking space.

This stylish and modernised property is sold with no onward chain, and would make an ideal family home, a second home or a buy to let investment. The fittings, furniture and contents are available by separate negotiation.



FEATURES

- No Onward Chain
- 3 Double Bedrooms
- Over 1,250 Square Feet Of Accommodation
- Onsite Parking
- Stylishly Fitted Open Plan Kitchen/ Living/ Dining Room
- Ground Floor WC & Utility Room
- Modern and Well Presented Throughout
- Balcony with Pleasing Views
- Courtyard Garden
- Light, Bright and Spacious





ROOM DESCRIPTIONS

The Property:

The property can be approached both from the front or the rear. The front property can be approached over a courtyard style garden, which leads to the front door and the entrance porch.

The rear of the property can be approached over a shared tarmac entrance drive, which leads to the rear of the terraced properties. The property benefits from an electric style garage door, which leads to a secure parking area and a courtyard style garden. This provides access to the lean to utility room and the door to the rear porch, which provides access to the cloakroom and the open plan kitchen/ living room/ dining room.

Ground Floor

The ground floor benefits from a stylishly fitted open plan living room/ dining room/ kitchen, with a recently modernised kitchen.

First Floor

The first floor benefits from a good sized landing, with doors off to two good sized double bedrooms, one benefiting from built in wardrobes, and one benefiting from a stylishly fitted en-suite shower room, together with a family bathroom and a good sized airing cupboard.

Second Floor

The second floor has an excellent sized double bedroom, which benefits from pleasing outward views, and access to a balcony, which takes maximum advantage of the lovely countryside views.

Recent Use and Modernisation

This property has been renovated and modernised to a superb standard, including new flooring throughout, new windows and a new heating system, and has recently been ran as an 'Air BnB'.

Council Tax

East Devon District Council; Tax Band D- Payable 2024/25: £2,285.77 per annum.

Branscombe

The charming village of Branscombe is nestled on the UNESCO World Heritage site of the Jurassic Coast, between Sidmouth to the west and Lyme Regis to the east and within East Devon's Area of Outstanding Natural Beauty. The area is mostly owned by the National Trust and is set in a beautiful valley meandering down to the sea. The village is arranged in two settlements, one close to the famous Mason's Arms Inn and the other at the upper end, near the parish church. The wide expanse of pebbly beach is backed by magnificent cliffs with coastal paths to Beer and Sidmouth. The village offers two pubs, a primary school, a parish church, village hall and an old forge.

Surrounding Area and Schooling

The seaside town of Seaton is located 5 miles east which has an abundance of public gardens, popular attractions, and traffic free shopping with a range of shops, supermarkets and independent retailers. The market town of Honiton, with its main rail link to London Waterloo, is 9 miles inland and the Cathedral City of Exeter is about 25 miles further west. The M5 motorway is easily accessible at Exeter and Taunton.

Seaton Primary is Ofsted Outstanding, and is one of the few schools in East Devon which has a swimming pool; and the highly renowned and Ofsted Outstanding Colyton Grammar School is also in close proximity, nearby in Colyford.

Disclaimer

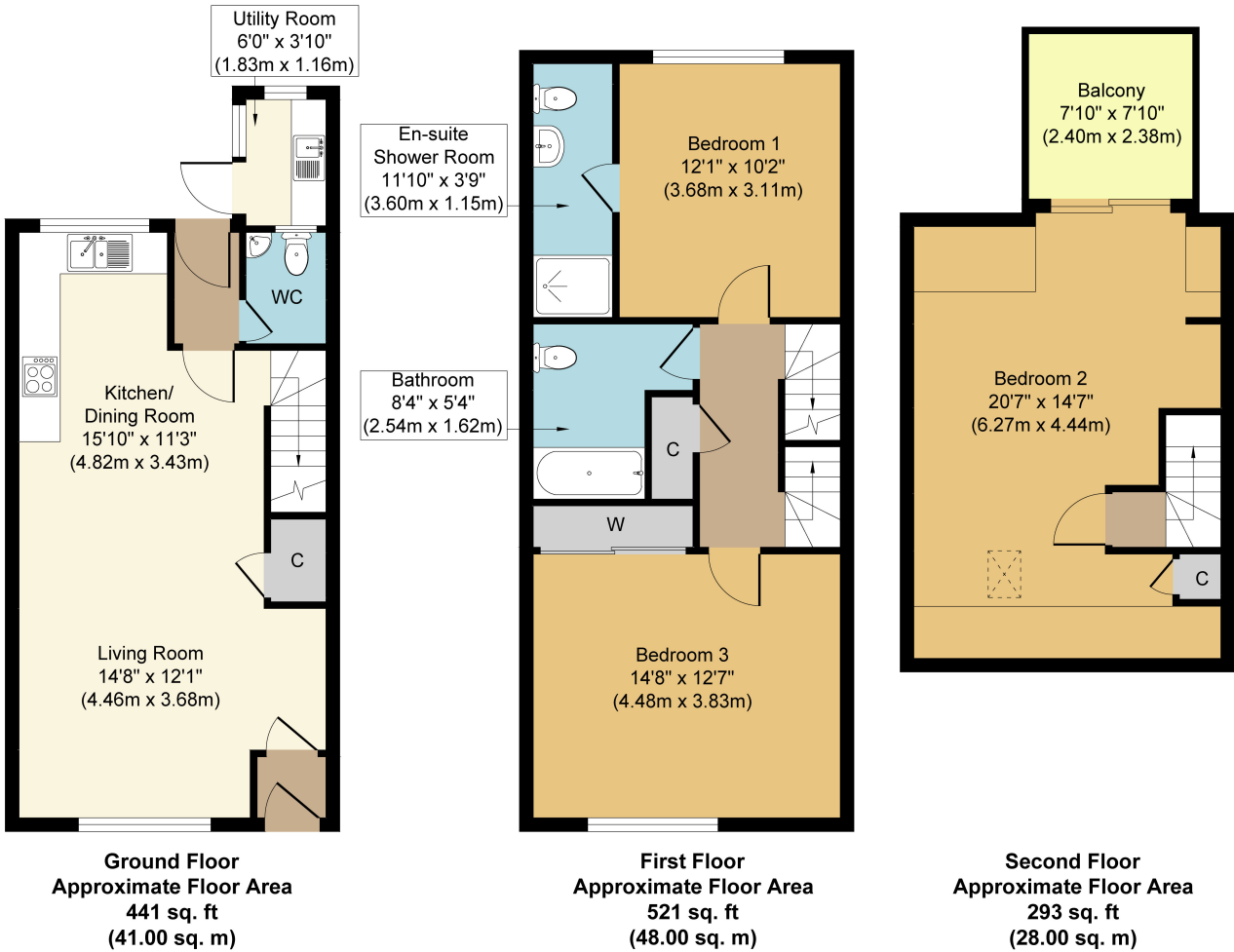
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Prospective Purchasers should ask their Solicitor or Legal Advisor to check that all permissions and consents are in place. References to the tenure of a property are based on information supplied by the Vendor. **The Agent has NOT had sight of any title or lease documents, and Prospective Purchasers must obtain verification from their Legal Advisor**

All measurements are approximate and together with floor plans, are not to scale and are for guidance only. None of the appliances, apparatus, equipment, fixtures and fittings, utilities and services, electrical installations, heating or plumbing have been tested by the Agent and Prospective Purchasers must obtain verification and compliance with their Legal Advisor, Surveyor or Contractor.

John Wood & Co recommend that all prospective purchasers obtain a structural survey, when purchasing a property.

Redress Scheme provided by The Property Ombudsman: 08218195
Client Money Protection provided by Propertymark: C0124251



Approx. Gross Internal Floor Area 1255 sq. ft. (117.00 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating				
	Current	Potential		
Very energy efficient - lower running costs				
(92+)	52	73		
A				
(81-91)				
B				
(69-80)				
C				
(55-68)	52	73		
D				
(39-54)				
E				
(21-38)	52	73		
F				
(1-20)	52	73		
G				
Not energy efficient - higher running costs				
England, Scotland & Wales				
EU Directive 2002/91/EC				