



3 Penny Hill Croyde, Braunton

- Five Bed Detached House
- Some Sea Views
- Good Quality Throughout
- Off Road Parking and Garage
- Furnished
- Southerly Aspect
- Immaculate Condition
- Short walk to Beach



These particulars have been prepared for guidance only. We have not carried out a detailed survey, not tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that contents shown are included in the sale.



Rare opportunity for a long term let in the village of Croyde with only a short walk to the beach and village centre. Modern detached five bed roomed house in immaculate condition with good family living space. Driveway parking to the front leading up to a double garage. Spacious entrance hall with storage cupboard and separate W.C. Light spacious Lounge with open fire. Modern Kitchen with room off as a Dining Room/second Lounge and a Breakfast room. Utility Room with access to the garage. Shower room, ideal for straight off the beach. Upstairs is a master bedroom with en-suite and sea views, a second room with en-suite and three further spacious bedrooms. Family bathroom.

To the front of the property is a large driving area, side garden and rear terraced garden which is private and a great sun trap. Oil central heating and fully double glazed.

Ground Floor

Entrance

Front door into:

Hallway

Large spacious entrance hallway with rooms off. Under stair cupboard. Single W.C

Lounge

4.69m x 5.36m (15' 5" x 17' 7")
Spacious room with large window to front. Open fire.

Dining Room/Snug

3.86m x 3.40m (12' 8" x 11' 2")
Double doors from hallway and double doors leading into:

Kitchen

4.05m x 3.86m (13' 3" x 12' 8")
Fully fitted kitchen modern with central worktop. Open plan into:

Breakfast Room

3.85m x 2.99m (12' 8" x 9' 10")
Double patio door to Garden.

Utility Room

4.59m x 1.91m (15' 1" x 6' 3")
Cupboard space. sink, washing machine and back door to garden.

Shower Room

With power shower.

First Floor

Large landing area

Master Bedroom

5.36m x 3.98m (17' 7" x 13' 1")
Sea views to the front aspect.

Ensuite

2.03m x 1.99m (6' 8" x 6' 6")
Bath with W.C and sink.

Bathroom

2.67m x 1.78m (8' 9" x 5' 10")
Bath with shower over, W.C and sink.

Bedroom Two

3.46m x 4.42m (11' 4" x 14' 6")
Outlook to rear aspect
En-suite shower room with W.C and sink.

Bedroom Three

4.79m x 3.36m (15' 9" x 11' 0") (Max)
Integrated cupboard, sea views.

Bedroom Four

2.95m x 3.85m (9' 8" x 12' 8")

Bedroom Five

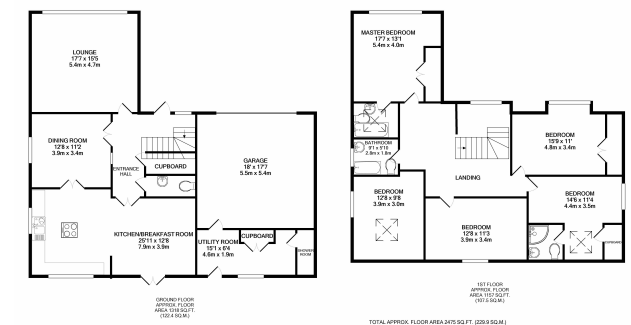
3.86m x 3.43m (12' 8" x 11' 3")

Outside

Extensive parking area to the front. Rear private low maintenance garden with raised decked area with Astroturf a significant sun trap.

DIRECTIONS

Mains Connected oil, electric and water.



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