













# South View, Bratton Fleming, Barnstaple, Devon, EX31 4TQ Guide Price £575,000

Entering the property into the MAIN ENTRANCE HALL, potential owners will immediately notice the scale, immaculate presentation, as well as the bright and airy feel of the hall, which has doors leading to the KITCHEN/DINING ROOM, TWO RECEPTION ROOMS, DOWNSTAIRS W/C, a handy storage cupboard and stairs leading to the FIRST FLOOR. RECEPTION ROOM ONE is very well proportioned and incredibly bright and benefits from a front aspect double glazed window. This reception room, as well as the rest of the property, is fitted with thermostat controls for each individual room. RECEPTION ROOM TWO is again wonderfully sized and benefits from light from the double glazed bi-fold doors which open onto the REAR GARDEN. The KITCHEN/DINING ROOM is designed to host in, with its beautifully finished cupboard space, integrated base and mid-level appliances, beautiful counter tops and well-proportioned sizing, not to mention the bi-fold doors leading out onto the REAR GARDEN, and a window to the side flooding the room with light. A door from the KITCHEN leads through to the UTILITY ROOM, which is again wonderfully finished, offers worktop space galore, a sink, integrated base level units and a double glazed window. The DOWNSTAIRS W/C is larger than one would expect, has a double glazed, frosted window and is again immaculately finished and fitted with a low level W/C, wash hand basin and handy cupboard space, as well as integrated appliances.

On the FIRST FLOOR you will find yourself on a sprawling landing, light floods in from both front and rear aspect double glazed windows, with doors leading to all BEDROOMS and the FAMILY BATHROOM. The MASTER BEDROOM is well proportioned and benefits from both side and rear aspect double glazed windows allowing plenty of natural light with doors leading to the WALK-IN WARDROBE and the EN-SUITE SHOWER ROOM. The EN-SUITE features stone walls and is fitted with a low level W/C, wash basin, shower cubicle and cupboard space. BEDROOM TWO is again well proportioned and features a double glazed rear aspect window offering wonderful views across the field behind the property. The room again has an EN-SUITE SHOWER ROOM, immaculately presented and fitted with low level W/C, wash basin and shower cubicle. BEDROOM THREE is a good size and features a double glazed front aspect window. The room again has an EN-SUITE SHOWER ROOM, wonderfully finished and fitted with a low level W/C, wash basin and shower cubicle. BEDROOM FOUR is a well proportioned double room with a double glazed front aspect window flooding the room with natural light. The FAMILY BATHROOM is finished beautifully, with plenty of light coming through the double glazed, side aspect window and is well fitted with a low level W/C, shower cubicle, bathtub and wash basin with cupboard space below.

Outside, the property benefits from wonderful outside space, with neat gravel and paving forming a great area for parking at the front, wrapping round the property, allowing side access to the rear garden, which is part lawn, part paving, finished as wonderfully as we had come to expect from the property. This property has not yet had permanent inhabitants and is not to be missed.

# South View, Bratton Fleming, Barnstaple, Devon, EX31 4TQ

Detached Modern Property
Immaculately Finished New Build
Spacious Living Accommodation
Two Reception Rooms
Wonderfully Finished Kitchen
Three Double Bedrooms With En-Suite Shower Rooms
One Further Double Bedroom
Walk-In Wardrobe In Master Bedroom
Family Bathroom
Thermostats Offer Individual Room Temperatures
12 Solar Panels (Further Information On Request)
Plenty Of Parking
Enclosed Rear Garden
Views Enjoyed From The First Floor



#### Entrance Hall

16' 10"  $\times$  9' 11" (5.13m  $\times$  3.02m) With centre staircase to First Floor.

#### Living Room

12' 8" x 16' 9" (3.86m x 5.11m)

# Living Room

12' 2" x 16' 9" (3.71m x 5.11m)

# Kitchen

29' 6" x 13' 5" (8.99m x 4.09m)

# Utility Room

8' 5" x 7' 3" (2.57m x 2.21m)

#### W/C

8' 5" x 5' 10" (2.57m x 1.78m)

# First Floor Landing

20' 9" x 9' 11" (6.32m x 3.02m)

## **Bedroom One**

13' 11" x 13' 5" (4.24m x 4.09m)

**En-Suite Bathroom** 

#### Bedroom Two

9' 8" x 16' 9" (2.95m x 5.11m)

**En-Suite Shower Room** 

## **Bedroom Three**

9' 7" x 16' 9" (2.92m x 5.11m)

En-Suite Shower Room

#### **Bedroom Four**

9' 7" x 13' 5" (2.92m x 4.09m)

Family Bathroom

#### Outside

To the front, there is a neat gravel and paving area for parking. All round access to the rear. To the rear of the property, there is an enclosed patio area and garden.

#### SERVICES

Services: We understand all mains services are connected.

Council Tax Band: E.

Please note: Council Tax bandings can be reassessed after a change of ownership. For further information please contact the local authority.

EPC Energy Rating: B.

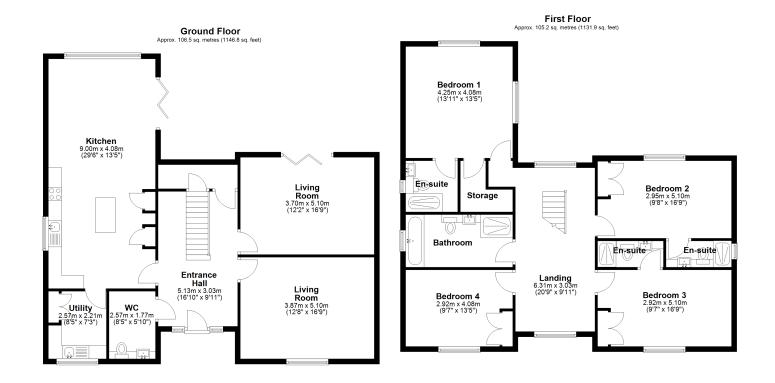
#### **DIRECTIONS**

To locate the property, follow SatNav EX31 4TQ.

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Total area: approx. 211.7 sq. metres (2278.7 sq. feet)
12 South View, Bratton Fleming

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