

12 Heanton Street, Braunton, Devon, EX33 2JS

John
Smale & Co.
Chartered Surveyors | Residential & Commercial Consultants



BRITISH
PROPERTY
AWARDS

2017

GOLD WINNER

ESTATE AGENT
IN BARNSTAPLE



12 Heanton Street, Braunton, Devon, EX33 2JS

£209,000

Recently renovated cosy two bedroom cottage situated in the middle of this popular village. The property provides good quality accommodation with entrance into cosy lounge with wood burner. Central hallway leads into well fitted kitchen with stable door that leads out into the garden. To the first floor are two double bedrooms, family bathroom with large walk in shower. Gas central heating. To the rear is an enclosed garden that faces south west and is a 'sun trap'.

Braunton is reputedly the largest village in the UK and offers a wide range of amenities including local shops. Supermarkets, library, community centre, medical centre, primary and secondary schools, churches and a range of popular pubs and restaurants'. The renowned Tarka Trail can be accessed from the village and this follows the Taw and Torridge estuaries. Close by is the UNESCO biosphere Reserve of Braunton Burrows, the largest sand dune system in the UK as are the glorious sandy beaches of Saunton Sands, Croyde, Woolacombe and Puttsborough Bays.

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Central Braunton Location

Two Bedroom Cottage

Immaculate Condition

Recently Refurbished

Rear Garden

Gas Central Heating

Unique Design Features

Perfect Starter Home or Investment

Ground Floor

Entrance

Door leads into:

Lounge

3.64m x 4.32m (11' 11" x 14' 2")

Cottage style lounge with wooden floor, brick built surround to fireplace housing wood burner. Wooden latch door into:

Inner Hallway

Inner hallway with stairs to first floor. Under stairs storage.

Kitchen

2.74m x 3.58m (9' x 11' 9")

Modern fully fitted kitchen with fitted kitchen cupboard and drawers. Space for cooker, one and a half bowl sink, solid oak work surfaces. Plumbing for washing machine. Extractor hood. Stable door leads to garden.

First Floor

Upstairs to Landing

Cupboard space. Wood panelling to walls.

Bedroom One

3.86m (Max) x 3.57m (12' 8" x 11' 9")

Double bedroom, outlook to garden.

Bedroom Two

3.57m x 2.62m (11' 9" x 8' 7")

Double bedroom to the front of the house.

Bathroom

3.36m x 1.81m (11' x 5' 11")

Modern bathroom with walk in double shower, WC and sink. Wood panelled door to airing cupboard. Bowled sink above storage cupboard.

Agent Note

The property has a lease dating back to 1788 with 71 years unexpired. We can provide information on this, but buyers should make their own enquires regarding this with their own solicitor.

Property Facts

Vendor Position - No Onward Chain

Age of the Property - Not Known

Not a Listed Property

Nearest Town - Barnstaple Centre

Nearest Medical Centre - Caen Medical Centre

Nearest Primary School - Selection of 3 Nearby

Nearest Secondary School - Braunton School

Approx. Rental Income PCM - £700-£750

SERVICES

Services

Gas and Electric. Water Metered.

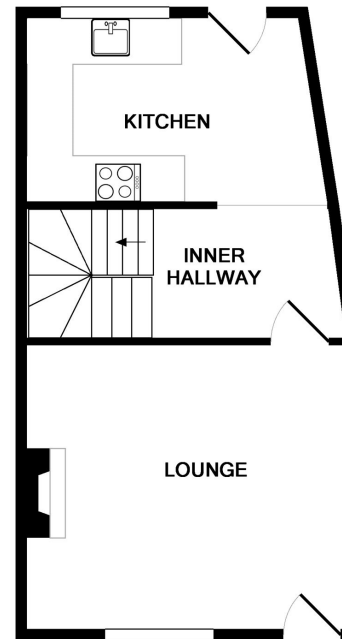
Council Tax Band B.

DIRECTIONS

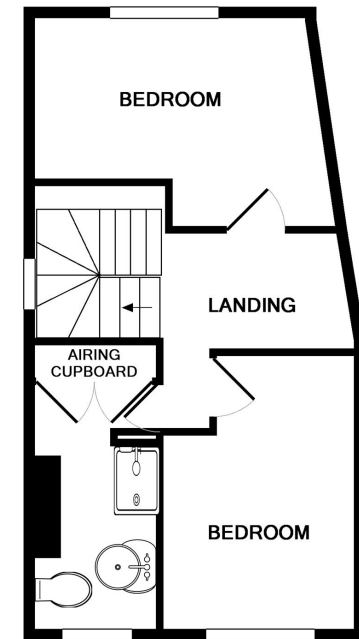
Directions

As you drive into Braunton, as you approach the traffic lights turn right into Heanton Street, the property is at the bottom of Heanton Street on the right hand side.

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Advice,
Energy Performance Certificate's, Auctions and
New Homes.*



GROUND FLOOR
 APPROX. FLOOR
 AREA 365 SQ.FT.
 (33.9 SQ.M.)



1ST FLOOR
 APPROX. FLOOR
 AREA 357 SQ.FT.
 (33.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 722 SQ.FT. (67.1 SQ.M.)
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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.



