



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	62	69
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		70
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC 	



6 Barton Lane Braunton

- Four bedroom house
- Close to village
- Solar electric
- Two parking spaces
- Available NOW
- Semi detached
- Bio-mass boiler
- Garden room
- Furnished



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.



An impressive, modernised and extended four bedroom semi-detached house available for rent for at least 12 months. The property has the benefit of a garden and parking for two cars. Entrance into hallway, front lounge, utility room and W.C. Open plan modern fitted kitchen with breakfast bar that leads into the extension. Light and pleasant area with bi-fold doors leading to patio and garden. Bio-mass boiler in this area. Stairs lead up to the first floor with modern bathroom and separate W.C. Three bedrooms. Stairs lead up to the attic bedroom which benefits from En-suite bathroom. Central heating is by biomass boiler. Solar electricity. The property is to be let furnished. Available mid October

Ground Floor

Lobby

Utility Room

Lounge

4.60m x 4.25m (15' 1" x 13' 11")

Kitchen

3.89m x 3.14m (12' 9" x 10' 4")

Breakfast/day Area

2.79m x 5.18m (9' 2" x 17')

First Floor

Bathroom

2.27m x 3.17m (7' 5" x 10' 5")

Seperate W.C

Bedroom Two

4.26m x 3.41m (14' x 11' 2")

Bedroom Three

4.26m x 3.48m (14' x 11' 5")

Bedroom Four

2.15m x 3.10m (7' 1" x 10' 2")

Upstairs to:

Master Bedroom

4.05m x 4.88m (13' 3" x 16')

Garden

Small front garden. Rear level garden with patio and lawned areas. Access through garden to two parking bays.

Agents Notes

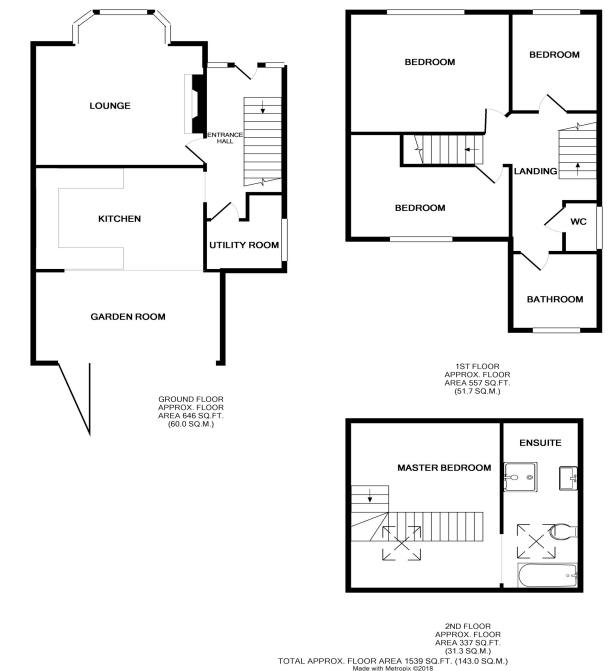
There is an annex that is occupied by another tenant.

SERVICES

Biomass boiler. Solar electricity. Mains water. Band C (NDDC)

DIRECTIONS

As you come into Braunton from Barnstaple, take the first left turn into Barton Lane. Just after the first roundabout and the Pelican crossing follow the road to the right. The house faces you as you get to the end of the road.



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