

West Meadow Close, Braunton  
£675 pcm

John  
**Smale & Co.**

Chartered Surveyors | Residential & Commercial Consultants



- Well Presented Bungalow
- Garage
- Enclosed rear garden

- 2 Double Bedrooms
- Desirable Location
- Rent £675.00 Deposit £775.00

# 25 West Meadow Close, Braunton, Devon, EX33 1EF

This is a well presented mid-terrace bungalow situated in a desirable location. It offers bright and comfortable accommodation and also benefits from a single garage and rear garden. The accommodation comprises of a lounge, kitchen/breakfast room, bathroom and 2 double bedrooms. Rent £675pcm & Deposit £775. EPC Rating D.

## Directions

From Braunton centre travel along Saunton Road in the direction of Saunton Sands. Turn right into West Meadow Road and then turn right into West Meadow Close. No 25 can be found in front of you and slightly to the left.

## Entrance Porch

## Lounge

3.76m x 3.51m (12' 4" x 11' 6")

Cream carpet, window to front, radiator

## Bedroom 1

3.96m x 3.12m (13' x 10' 3")

Window to rear elevation with curtains, beige carpet, radiator

## Bedroom 2

3.12m x 3.81m (10' 3" x 12' 6")

Window to front with curtains, dark blue carpet, radiator

## Bathroom

With WC, pedestal wash hand basin, panelled bath with electric shower over

## Kitchen

3.69m x 2.95m (12' 1" x 9' 8")

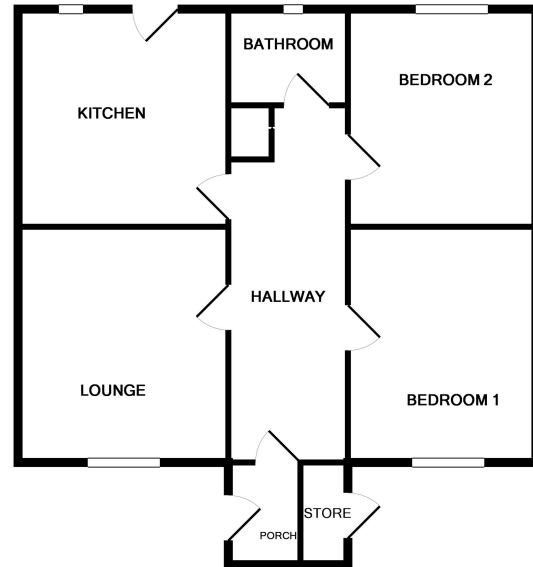
With a range of high and low level units, electric oven and hob, recess for washing machine and slimline fridge, door to rear garden

## Garden

To the front of the property is a lawned area with storage shed. To the rear of the property is a lawned garden.

## Services

gas central heating & double glazing. Council tax band B. Electric & Water.



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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix 62014

At John Smale & Co we don't just sell houses! ...

Contact us now for information on all of our other services including Residential and Commercial Lettings, Property Management, Commercial Property Sales, Probate Valuations, Independent Financial Advice, Energy Performance Certificates, Auctions and New Homes.

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.