



South View, Bratton Fleming, Devon, EX31 4TQ





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Guide Price £450,000

Enjoying a tucked away position within the ever popular village of Bratton Fleming and having some delightful and far reaching country views, this individually built modern detached home has a well planned reverse level designed to maximise the lovely views. The accommodation comprises ENTRANCE DOOR to HALLWAY with laminate flooring, stairs to first floor with storage space under and doors off to the MASTER BEDROOM, a delightful room with laminate floor, French doors to garden, range of built-in wardrobes and door to the EN-SUITE SHOWER ROOM with shower cubicle, W/C, basin, double glazed window and heated towel rail. Across the hallway is BEDROOM 2, another well proportioned bedroom with double glazed window overlooking the front garden whilst BEDROOM 3 enjoys a rear aspect from it's double glazed window. The FAMILY BATHROOM offers an attractive white suite with bath and shower over, W/C and basin, double glazed window, heated towel rail and useful storage cupboard. Rounding out the ground floor accommodation is the UTILITY ROOM with worktop and inset sink, storage cupboards, space for appliances, window with side view, further Velux style window and part glazed door to outside. On the FIRST FLOOR is a bright LANDING with double glazed window and useful storage cupboard, door leading off to the SITTING ROOM, a real showpiece of a room, triple aspect so incredible bright and airy and having French doors opening onto a balcony from which to further appreciate the stunning room. There is a very smart contemporary wood burner, which can be angled to face the rooms occupants wherever they are sitting, a real plus in winter. There is a useful built-in cupboard and a door opening to the KITCHEN/BREAKFAST ROOM, which also enjoys lovely far reaching views from the double glazed window, whilst the attractive country style fitted kitchen offers extensive worktop space, range of eye and base level units plus end display shelving, built in halogen hob with extractor over and oven beneath, integrated fridge freezer and dishwasher, space for dining table. On this floor is also the W/C with basin and window.

OUTSIDE, the property is approached via a gated driveway which leads to the ample parking space with CAR PORT and GARAGE. The pretty FRONT GARDENS are laid mainly to lawn and sprinkled with a variety of mature plants that can also be enjoyed for the timber SUMMER HOUSE. There is access all around the property and at the rear is a charming COURTYARD enjoying a sunny aspect.

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Sought After Village Location
Modern Detached House
Reverse Level Accommodation With Delightful Views
Sitting Room With Balcony And Woodburner
Kitchen/Breakfast Room With Lovely Views
Master Bedroom With En-Suite Shower
2 Further Bedrooms
Well Appointed Family Bathroom
Useful Utility Room
Gated Driveway With Ample Parking
Garage And Car Port
Delightful Gardens



Entrance Hall

Bedroom One

11' 0" x 10' 3" (3.35m x 3.12m)

En-Suite Shower Room

Bedroom Two

11' 3" x 10' 9" (3.43m x 3.28m)

Bedroom Three

11' 3" x 10' 3" (3.43m x 3.12m)

Bathroom

Utility Room

10' 0" x 6' 4" (3.05m x 1.93m)

Stairs To First Floor Landing

Kitchen/Breakfast Room

12' 9" x 11' 0" (3.89m x 3.35m)

Lounge

21' 7" x 15' 0" (6.58m x 4.57m)

Dining Area

Balcony

Cloakroom

Outside

The property is approached via a gated driveway, which leads to the ample parking space with CAR PORT and GARAGE. The pretty front gardens are laid mainly to lawn and sprinkled with a variety of mature plants that can also be enjoyed for the timber summerhouse. There is access all around the property and at the rear is a charming courtyard enjoying a sunny aspect.

SERVICES

Services: Mains Water, Mains Drainage, Mains Electricity, Oil Fired Central Heating.

Council Tax Band: D.

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

EPC Energy Rating: C.

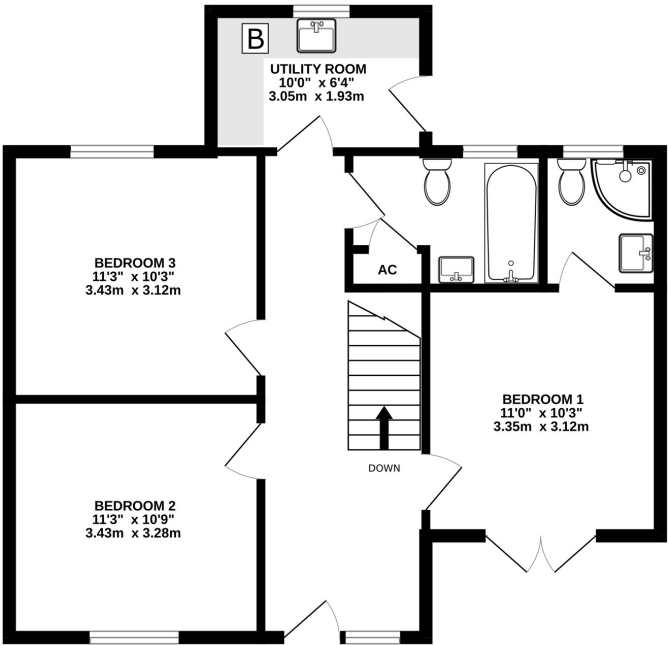
DIRECTIONS

To locate the property, follow Sat Nav EX31 4TQ.

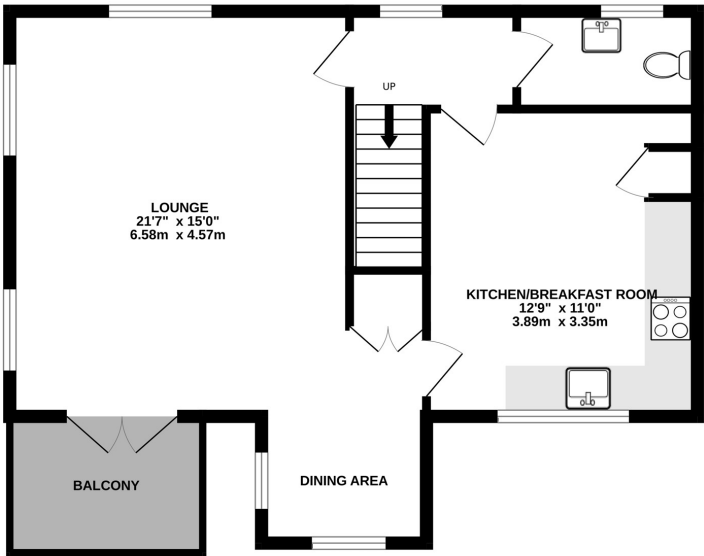
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GROUND FLOOR
643 sq.ft. (59.7 sq.m.) approx.



FIRST FLOOR
597 sq.ft. (55.4 sq.m.) approx.



TOTAL FLOOR AREA : 1216sq.ft. (113.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

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