



Grange Close, Bratton Fleming, Barnstaple, Devon, EX32 7JG





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Offers Over £395,000

Entering the property, you are greeted by a well presented hallway, with entrances to the DOWNSTAIRS CLOAKROOM, LIVING ROOM, KITCHEN/DINING ROOM, as well as stairs to the first floor and very handy cupboard space for coats and shoes. The KITCHEN is wonderfully put together, bathed in light from the French doors and rear facing double window. There is a long breakfast bar, plenty of storage space and integrated modern kitchen appliances with space at the other side of the room for a dining table. Half of the garage was cleverly integrated when renovating this room, with half the garage left, offering large amounts of storage which is currently used as a handy UTILITY ROOM which houses the boiler - a great spot for those noisy appliances with sink, workspace and radiator. Triple bi-fold doors from the KITCHEN/DINING ROOM lead you to the LIVING ROOM, which again is well proportioned and tastefully decorated, bathed in light from the adjoining conservatory. There are double doors at the end of the LIVING ROOM leads you to the generously proportioned CONSERVATORY at the front of the property, which offers stunning views. The CLOAKROOM is tastefully decorated and is fitted with downstairs W/C and pedestal wash basin, with plenty of light from the double glazed window. Heading up the stylish stairwell to the first floor, you are presented with doors to the BEDROOMS and the FAMILY BATHROOM. The MASTER BEDROOM is a wonderfully bright and spacious double, with a double glazed rear facing window and fitted wardrobes. BEDROOM TWO is airy and bright with fitted wardrobes and views can be enjoyed from the front elevation. BEDROOM THREE - a double, benefits from a rear facing double glazed window and plenty of space for storage and furniture. The final door on the landing leads to handy cupboard space.

The property benefits from front and rear gardens, with the rear being wonderfully manicured, a driveway with space for three cars, side access to the property as well as a brilliant outbuilding that could be used as a utility room, an office, or whatever suits.

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Link-Detached Property
Sought After Bratton Fleming Location
Tucked Away Position
Master Bedroom And 2 Further Bedrooms
Family Bathroom
Marvellous Outbuilding
Conservatory
Off Street Parking
Glorious Views Across Crow Point, Appledore, Hartland Point And
Hartland Bay



Entrance Hallway

Living Room

11' 1" x 14' 7" (3.38m x 4.45m)

Kitchen

19' 7" x 12' 6" (5.97m x 3.81m)

Store Room

9' 3" x 4' 5" (2.82m x 1.35m)

Dining Room

9' 7" x 9' 0" (2.92m x 2.74m)

Conservatory

10' 9" x 7' 3" (3.28m x 2.21m)

Downstairs W/C

Stairs To First Floor Landing

Bedroom One

10' 9" x 12' 6" (3.28m x 3.81m)

Bedroom Two

10' 9" x 11' 2" (3.28m x 3.40m)

Bedroom Three

9' 0" x 9' 3" (2.74m x 2.82m)

Family Bathroom

Outside

The property benefits from front and rear gardens, with the rear garden being wonderfully manicured. There is a driveway with space for two cars, side access to the property as well as a useful outbuilding that could be used as a utility room, an office, or whatever suits.

Studio

8' 5" x 15' 5" (2.57m x 4.70m)

SERVICES

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

Council Tax Band: C.

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

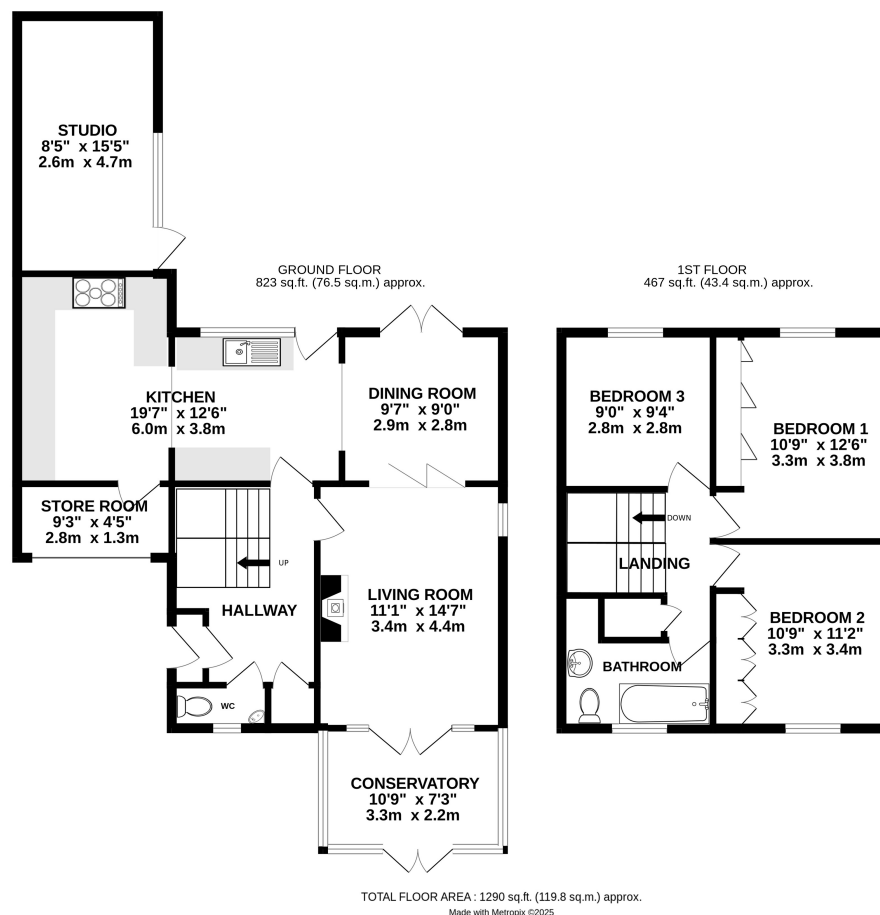
EPC Energy Rating: D.

DIRECTIONS

To locate the property, follow Sat Nav EX32 7JG.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



