

5, Saunton Road

5, Saunton Road

Braunton, Devon EX33 1HB

Within walking distance of all village amenities

Situated in the heart of the highly sought-after village of Braunton, this well-presented one-bedroom flat benefits from private off-road parking & a South-facing garden

- A spacious one-bedroom flat
- Off-road parking
- Ideal first-time purchase, investment or holiday bolt-hole
- All mains services connected
- Private South-facing garden
- Walking distance of Braunton village amenities
- Newly fitted bathroom
- Share of freehold

£225,000

SITUATION & AMENITIES

Braunton is widely regarded as one of the largest villages in England and offers an excellent range of everyday amenities, including independent shops, cafés, restaurants, pubs, a Tesco supermarket, and both primary and secondary schools. The village is perfectly positioned for easy access to the renowned surfing beaches of Croyde, Saunton and Woolacombe - all within approximately five miles. Barnstaple - the regional centre - lies around six miles to the South-East and provides a comprehensive range of shopping, business, leisure and healthcare facilities, including North Devon District Hospital. Theatres can be found in both Barnstaple and Ilfracombe, whilst a variety of sporting pursuits are available nearby, including golf courses at Saunton, Landkey, Ilfracombe and Westward Ho!. Fishing and boating can be enjoyed along the Rivers Taw and Torridge, and the beautiful landscapes of Exmoor National Park are within easy reach. Excellent transport links include the North Devon Link Road providing access to Junction 27 of the M5 motorway. Barnstaple railway station offers connections to Exeter and the national rail network, while Tiverton Parkway, approximately one hour away by car, provides direct services to London Paddington in around two hours. International airports are available at Exeter and Bristol.







DESCRIPTION
5 Saunton Road is a spacious one-bedroom flat, set back from the road in a private position within the heart of Braunton village. Its central location allows easy access on foot to the village's excellent selection of shops, cafés, restaurants and everyday amenities. The property offers well-proportioned accommodation throughout and has been thoughtfully maintained, making it either an attractive home or investment opportunity in one of North Devon's most desirable villages.

ACCOMMODATION
A useful entrance porch provides space for utilities and additional storage before leading into the main accommodation. The kitchen is fitted with a range of practical wall and base units and benefits from ample built-in storage. To the rear of the property the generous living room enjoys a bright and airy atmosphere, enhanced by sliding doors - installed by the current owners - which open directly onto the south-facing garden. An open fireplace provides an attractive focal point and creates a cosy setting during the colder months. The spacious double bedroom overlooks the rear garden. The bathroom has been recently renovated and comprises a panelled bath with shower over, wash hand basin and wc.

OUTSIDE
The property benefits from valuable off-road parking to the front, a significant advantage within the centre of Braunton.
To the rear is a private, south-facing garden - ideal for relaxing and entertaining. The garden is mainly laid to lawn with a patio seating area, enclosed by mature hedging to provide a good degree of privacy. A private rear access gate adds further convenience.

SERVICES
All mains services are connected.

TENURE
Leasehold with a share of the Freehold.

LETTINGS
There has never been a better time to consider a buy-to-let investment and this property may be of interest to buy-to-let investors. Our lettings department has prepared some figures for this property, which should be achievable in the current market. The Stags Residential Letting team would be happy to discuss these figures and provide further information about the letting services on offer. They can be contacted on 01271 322837 or rentals.northdevon@stags.co.uk



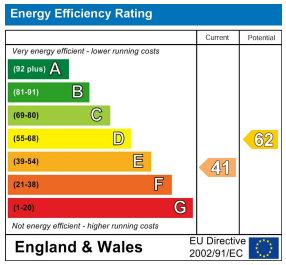




IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.







30 Boutport Street, Barnstaple,
Devon, EX31 1RP

barnstaple@stags.co.uk

01271 322833

