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SANDPIPER
9 LEADENGATE CLOSE

Croyde, Braunton, Devon

£400,000 FREEHOLD

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A successful holiday chalet, just a short walk of Croyde beach! The property has a good size wraparound garden with driveway parking for 2/3 cars, 3 bedrooms and open-plan living. NO CHAIN.

Braunton Office: 9 The Square, Braunton, North Devon, EX33 2JF **Email:** braunton@webbers.co.uk

Key Features

- THREE BEDROOMS
- SUCCESSFUL HOLIDAY LET
- WALKING DISTANCE OF THE BEACH
- CHALET-STYLE BUNGALOW
- ELECTRIC HEATING
- WRAPAROUND GARDEN
- DRIVEWAY PARKING FOR TWO-THREE CARS
- NO ONWARD CHAIN

Overview

Located on the popular Leadengate Close, is this spacious and charming three bedroom detached chalet-style bungalow. The accommodation is arranged over one floor, with the bedrooms to the rear and two of them benefiting from dual aspects. The family bathroom is a three piece suite with useful airing cupboard.

The open-plan living has natural divides with the kitchen to the front of the property with a door off the driveway and another one off the front garden with the lounge/diner to the centre of the property with dual aspect.

Outside to the front a good size driveway with gate, providing parking for 2/3 cars and a lawn that adorns the property. NO ONWARD CHAIN.





The Area

Croyde has been a popular destination for generations and as well as Surfers and families, walkers come here to enjoy the National Trust land and South West Coast Path walks to Baggy Point, Saunton Down etc. Another huge draw is for golfers as stated below. The beaches of Putsborough, Woolacombe and Saunton are also within easy reach. North Devon has become the 12th location to be selected as a World Surfing Reserve. Croyde itself is a picturesque village with an eclectic mix of traditional thatched cottages and pubs mixed with modern day homes really making it a village for all ages and walks of life. The amenities include a modern village store, post office, hairdressers, surf shops, pubs and restaurants, a children's playground which has been recently renewed and upgraded, village hall and of course there are the outstanding vistas and surfing beach of Croyde Bay. A primary school in the neighbouring village of Georgeham is popular with families and Braunton Academy is around 5 miles away for the secondary education. Braunton offers a wider range of amenities including supermarket, local and national shops, doctors, dentists, schooling etc. Saunton Golf Club is nearby and with its renowned championship East and West Courses - links golf at its finest – it is a test for even the most experienced golfer.



Services and Utilities

Main Electric, Water and Drainage

We encourage you to check before viewing a property the potential broadband speeds and mobile signal coverage. You can do so by visiting https://checker.ofcom.org.uk



Directions

From the main set of traffic lights in Braunton, take the left hand turning into Caen Street, signposted to Saunton and Croyde. Continue to Croyde and pass Unison on your left hand side and then take the 3rd turning on the left into Leadengate Close. Leadengate Close is the road to the right. Halfway down the road, the Sandpiper can be found on the left hand side.

View this property

Please contact our Braunton Office on 01271 812263

VIEWING STRICTLY BY APPOINTMENT WITH THE SOLE SELLING AGENT.

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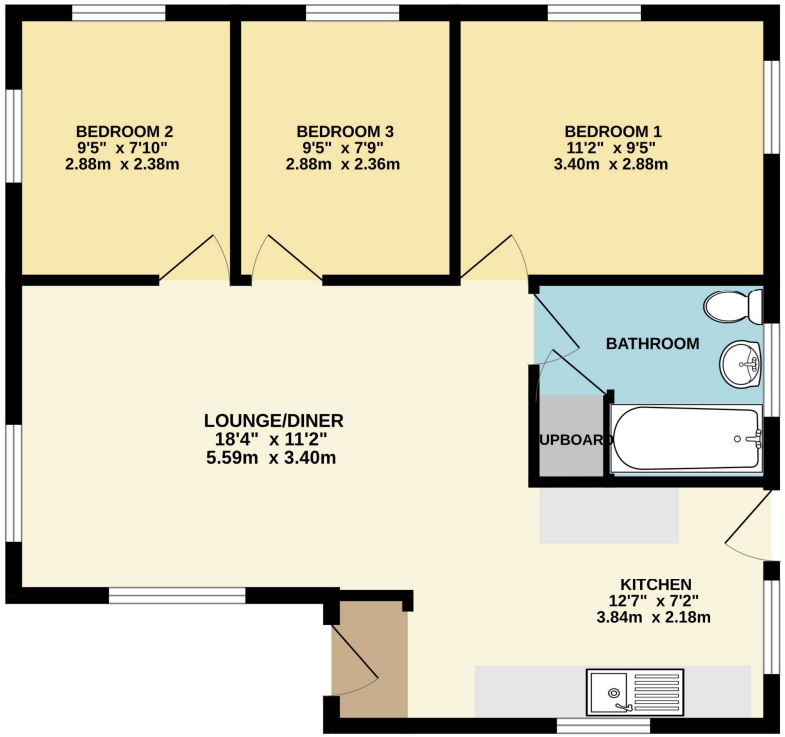
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Viewing

Please contact our **Braunton** office on **01271 812263** if you wish to arrange a viewing appointment for this property or require further information.

GROUND FLOOR
622 sq.ft. (57.8 sq.m.) approx.



TOTAL FLOOR AREA : 622 sq.ft. (57.8 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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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Please refer to our website for information on referral fees - www.webbers.co.uk **We encourage you to check before viewing a property the potential broadband speeds and mobile signal coverage. You can do so by visiting https://checker.ofcom.org.uk**

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