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3 BARTON LANE CLOSE

Braunton, Devon, EX33 2AZ

£450,000 FREEHOLD

Predicted Rental Income £1,800pcm

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Located in Braunton, this detached property offers spacious and flexible accommodation, although it would benefit from some updating throughout.

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

Key Features

- DETACHED PROPERTY OFFERING SPACIOUS AND FLEXIBLE ACCOMMODATION
- SPACIOUS LIVING ROOM
- STAIRCASE FROM DINING ROOM LEADING TO A BEDROOM WITH EN-SUITE
- DUAL ASPECT KITCHEN WITH GOOD NATURAL LIGHT
- ADDITIONAL RECEPTION/DINING ROOM OFF THE KITCHEN
- DRIVEWAY PARKING
- FRONT AND REAR GARDENS
- GOOD POTENTIAL TO IMPROVE AND ADD VALUE

Overview

Located in Braunton, this detached property offers spacious and flexible accommodation, although it would benefit from some updating throughout.

The property is entered via an entrance hallway, with doors leading to a spacious living room and dining area. The living room features sliding doors opening onto the front garden and also has a staircase leading to one of the bedrooms, which benefits from an en-suite.

Also off the hallway is a dual aspect kitchen, providing good natural light, with a door leading through to a second reception/dining room. From here, there is access to a utility room, which in turn has a shower room with WC.

Upstairs, there are four bedrooms, one of which has an en-suite, along with a separate family bathroom.

Outside, the property offers driveway parking, along with gardens to both the front and rear.

Overall, a good-sized home with a practical layout, offering scope for improvement.





The Area

Braunton is reputedly the largest village in England and offers a wide range of amenities including local shops, supermarkets, community centre, medical centre, primary and secondary schools, churches and a range of popular pubs and restaurants. The renowned Tarka trail can be accessed from the village and this follows the Taw and Torridge estuaries. Close by is the UNESCO Biosphere Reserve of Braunton Burrows, the largest sand dune system in the UK as are the glorious sandy beaches of Saunton Sands, Croyde, Woolacombe and Putsborough Bays. North Devon has become the 12th location to be selected as a World Surfing Reserve. Saunton Golf Club is near by 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

All Main Services Supplied

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

Upon entering Braunton on the A361 coming from Barnstaple, continue across the first roundabout and then take the first left hand turning into Barton Lane and then take the first left into Barton Lane Close number 3 is a short way along on the left hand side.

View this property

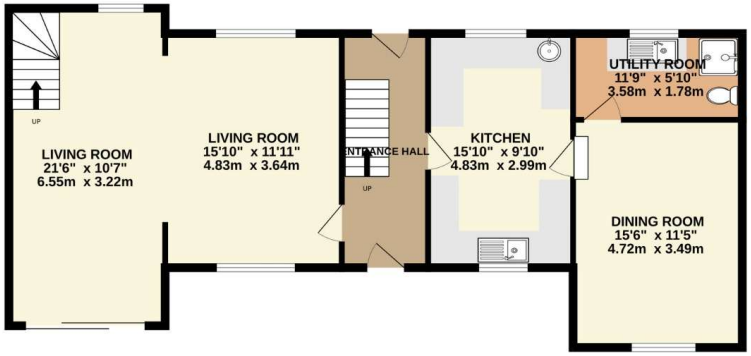
Please contact our Braunton Office on 01271 812263

VIEWING STRICTLY BY APPOINTMENT WITH THE SOLE SELLING AGENT.

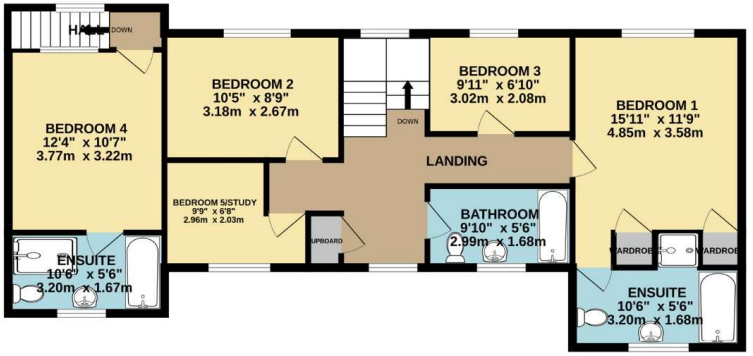
Viewing

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
908 sq.ft. (84.4 sq.m.) approx.



1ST FLOOR
900 sq.ft. (83.6 sq.m.) approx.



TOTAL FLOOR AREA : 1808 sq.ft. (168.0 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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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 Based on these details, our Lettings & Property Management Department suggest an achievable gross monthly rental income of £TBC to £TBC subject to any necessary works and legal requirements (correct at March 2026). This is a guide only and should not be relied upon for mortgage or finance purposes. Rental values can change and a formal valuation will be required to provide a precise market appraisal. Purchasers should be aware that any property let out must currently achieve a minimum band E on the EPC rating, and that this rating may increase. Please refer to your solicitors as the legal position may change at any time.**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**

The Property Ombudsman

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