Signature & WATERSIDE HOMES







52 MOOR LEA

Braunton, Devon, EX33 2PE

£550,000 FREEHOLD

Predicted Rental Income £1,700pcm

F | 4 | 2 | 2 | TBC

A detached family home in a highly sought-after residential area in Braunton with wonderful potential for a new home owner to make their own. Offering a double garage, driveway and fantastic rear garden. NO CHAIN.

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

Key Features

- FOUR BEDROOMS
- TWO BATHROOMS
- GREAT SIZE FAMILY HOME
- SOUGHT-AFTER RESIDENTIAL AREA
- DOUBLE GARAGE AND DRIVEWAY PARKING
- FRONT GARDEN
- FULLY ENCLOSED PRIVATE LARGE REAR GARDEN
- GREAT OPPORTUNITY TO MAKE YOUR OWN
- DOUBLE GLAZED
- NO ONWARD CHAIN

Overview

A great size family home within a desirable residential area in Braunton. The property boasts one of the largest plots on the development, with fantastic potential for further development subject to planning.

Internally the home offers a real opportunity for a buyer to make their own, with large 22' lounge/diner, kitchen with fitted units and through into a great size utility room with integral door through the garage. To the ground floor also is a w.c and study.

To the first floor are four bedrooms, all of a good size with three benefiting from having a large double, fitted wardrobes - bedroom one also has an ensuite shower room. There is also a three-piece family bathroom.

Outside the front is a double width driveway, double garage with up and over doors, front garden with mature tree and side access to the rear. The rear garden has a patio area for outdoor dining, large lawn with mature shrubs and is incredibly private with great scope for further extensions (subject to planning). NO ONWARD CHAIN.

Agents Note: The property is subject to a grant of probate.























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

On entering Braunton from Barnstaple on the A361, take the first right hand turning signposted to Heanton Punchardon. Continue along the road until reaching a mini roundabout (just after the left hand turning to Heanton Street). At the roundabout take the second exit onto Lower Park Road. Follow the road along taking the right hand into Barnfield Close. Follow the road around to the left and continue up Moor Lea where no. 52 can be found on the right, before the chicane.

View this property

Please contact our Braunton Office on 01271 812263

VIEWING STRICTLY BY APPOINTMENT WITH THE SOLE SELLING AGENT.

webbers

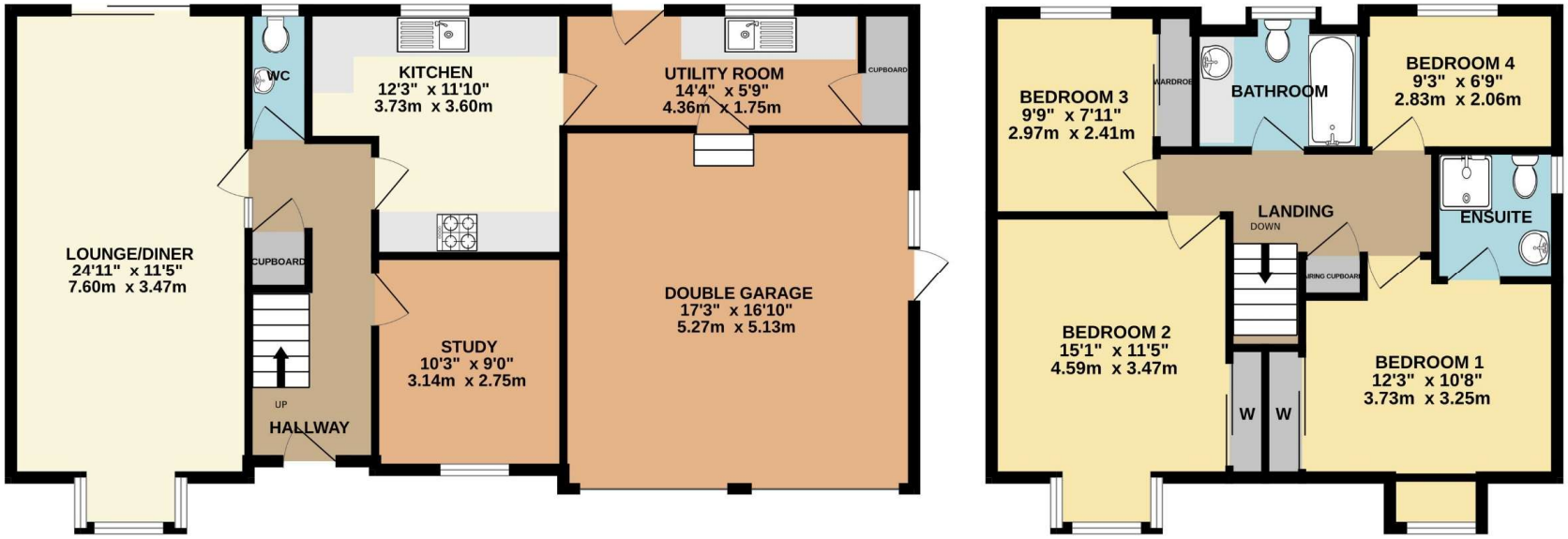
A century of caring for your *happiness* and your *home.*

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
986 sq.ft. (91.6 sq.m.) approx.

1ST FLOOR
625 sq.ft. (58.1 sq.m.) approx.



TOTAL FLOOR AREA : 1611 sq.ft. (149.7 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 TBC). 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

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