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6 HIGHER THORN CLOSE

Braunton, Devon

£350,000 FREEHOLD

Predicted Rental Income £1,300pcm

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A Modern Three-Bedroom Link-Detached Family Home in a Popular Braunton Location

Situated within a sought-after residential area of Braunton, this well-presented three-bedroom link-detached home offers contemporary accommodation ideally suited to modern family living.

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

Key Features

- MODERN THREE-BEDROOM LINK-DETACHED HOME
- MODERN FITTED KITCHEN
- GROUND FLOOR CLOAKROOM/WC
- PRINCIPAL BEDROOM WITH EN-SUITE SHOWER ROOM
- TWO FURTHER BEDROOMS
- FAMILY BATHROOM
- DOUBLE GLAZING THROUGHOUT
- GARAGE AND DRIVEWAY PARKING
- ENCLOSED REAR GARDEN
- PERFECT FAMILY HOME OR INVESTMENT OPPORTUNITY
- CONVENIENT ACCESS TO LOCAL AMENITIES, SCHOOLS AND BEACHES

Overview

A Modern Three-Bedroom Link-Detached Family Home in a Popular Braunton Location

Situated within a sought-after residential area of Braunton, this well-presented three-bedroom link-detached home offers contemporary accommodation ideally suited to modern family living.

The property benefits from an attractive and practical layout, featuring a welcoming entrance hall, a spacious lounge, and a well-equipped fitted kitchen with a range of modern units and work surfaces. A useful utility room and convenient ground-floor cloakroom/WC add further practicality to the home.

On the first floor, there are three well-proportioned bedrooms, including a principal bedroom with en-suite shower room. The remaining bedrooms are served by a modern family bathroom.

Externally, the property enjoys a fully enclosed rear garden, laid mainly to lawn with an attractive decking area providing an ideal space for outdoor dining, entertaining, or simply relaxing. To the front and side, there is driveway parking together with an attached garage.





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

Mains Electric, Water and Drainage – Air Source Heating

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

Coming into Braunton from Barnstaple on the A361 at the first roundabout, just after the Service Station on your right, take the first exit onto Velator Way and at the next roundabout take the 3rd exit towards Tescos. Just before the pedestrian crossing, take the right hand turning into South Street. Continue a short distance along the road and take the turning on the right again into Higher Thorn Close and follow the road around to the right and you will see the property on the left hand side.

View this property

Please contact our Braunton Office on 01271 812263

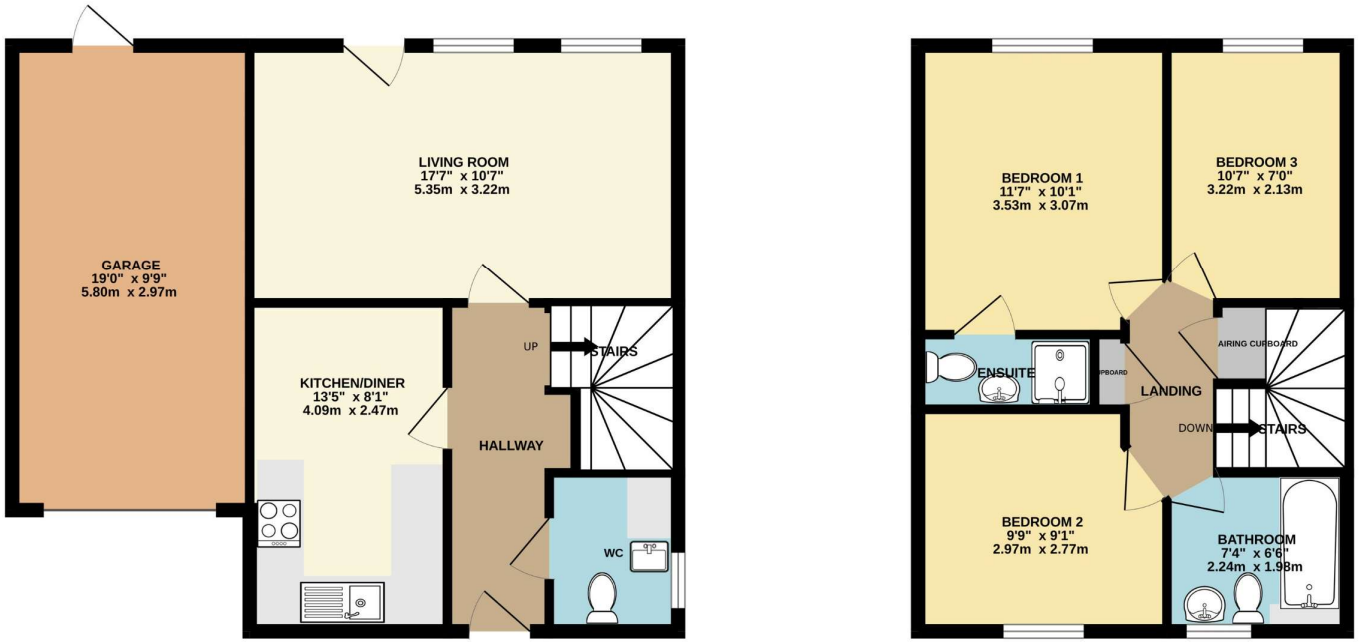
VIEWING STRICTLY BY APPOINTMENT WITH THE SOLE SELLING AGENT.

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
607 sq.ft. (56.4 sq.m.) approx.

1ST FLOOR
421 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA : 1028 sq.ft. (95.5 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 £1300 subject to any necessary works and legal requirements (correct at June 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**