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12 GARDEN CLOSE

Braunton,
Devon, EX33 1RA

£250,000 FREEHOLD

Predicted Rental Income £1,100pcm

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A ideal first time purchase, with first come first serve parking nearby, lounge/diner, good size, private rear garden. NO CHAIN. EPC: D

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

Key Features

- TWO DOUBLE BEDROOMS
- NO ONWARD CHAIN
- IDEAL FIRST TIME PURCHASE OR INVESTMENT PROPERTY
- PRIVATE REAR GARDEN
- EASY MAINTENANCE
- LOUNGE/DINING ROOM
- UPVC DOUBLE GLAZING
- PARKING NEARBY

Overview

Located within a quiet location, tucked away on the Saunton side of Braunton. The property is a perfect first home or investment opportunity.

Internally is a good size lounge/dining room with fitted cupboard and dual aspect. To the rear is a kitchen with modern fitted units, door to the rear garden.

To the first floor are two double bedrooms, bedroom one has dual aspect. To the landing is a large walk-in shower room and airing cupboard.

Outside to the front is a first come, first served parking area. Walled front garden and side access to the rear. The rear garden is fully decked, private and enjoys a westerly aspect. NO CHAIN.

The Area

Braunton, reputed to be one of the largest villages in England, is a thriving and highly sought-after North Devon community offering an excellent range of amenities. These include independent shops, supermarkets, cafés, pubs and restaurants, a medical centre, pharmacy, primary and secondary schools, churches, and a variety of sports and leisure facilities.

The village provides direct access to the renowned Tarka Trail, a scenic walking and cycling route that follows the Taw and Torridge Estuaries through some of North Devon's most picturesque countryside. Nearby is the internationally important Braunton Burrows UNESCO Biosphere Reserve, home to the largest sand dune system in England and an abundance of rare wildlife.

Just a short drive away are the award-winning golden sandy beaches of Saunton Sands, Croyde, Putsborough and Woolacombe, all renowned for their spectacular coastal scenery and excellent surfing conditions. This stretch of coastline forms part of the North Devon World Surfing Reserve, recognised for its environmental, cultural and surfing significance.

For golf enthusiasts, the prestigious Saunton Golf Club is close by, offering two outstanding championship links courses—the East and West Courses—widely regarded as among the finest in the UK and providing a challenging yet rewarding experience for golfers of all abilities.

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

From Braunton proceed out of the village in the direction of Saunton. Take the turning on the right into Dune View Road and first left into Garden Close. The property can be found on the left side of the terrace.

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
319 sq.ft. (29.6 sq.m.) approx.

1ST FLOOR
316 sq.ft. (29.3 sq.m.) approx.

TOTAL FLOOR AREA : 635 sq.ft. (59.0 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 £1,100 subject to any necessary works and legal requirements (correct at August 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**

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