



5 SILVAN DRIVE
Braunton, Devon, EX33 2EQ

£400,000 FREEHOLD
Predicted Rental Income £1,600pcm



A spacious detached family home, within walking distance of Braunton's village with extended ground floor accommodation and 2 bathrooms. Driveway parking for 2 cars and a part-converted garage. NO CHAIN.

Key Features

- EXTENDED FAMILY HOME
- FOUR BEDROOMS
- ENSUITE BEDROOM
- ACLAND PARK LOCATION
- KITCHEN/DINING ROOM
- ENCLOSED REAR GARDEN
- DRIVEWAY PARKING FOR TWO CARS
- PARTLY CONVERTED GARAGE AS PLAY ROOM
- WALKING DISTANCE OF THE VILLAGE
- NO ONWARD CHAIN

Overview

A detached four bedroom home, within walking distance of the village in the popular Acland Park residential area.

The property offers an extended ground floor accommodation with the lounge to the front, kitchen/dining room to the rear with fitted units and bi-fold doors to a family room extension.

To the first floor are four bedrooms, three are double bedrooms and bedroom two has an ensuite shower room. To the landing is a family bathroom and airing cupboard.

Outside to the front is a lawn, driveway parking for two cars and garage door leading to storage. The remainder of the garage is converted into a playroom and utility room space. The rear garden has a good size patio and lawn. No onward chain.

Agents note: The property is currently tenanted but is offered for sale with vacant possession on completion.



The Area

Braunton is one of North Devon's most sought-after villages, offering an excellent range of shops, cafés, restaurants, schools and everyday amenities. Surrounded by stunning countryside and coastline, the village enjoys easy access to the Tarka Trail, Braunton Burrows UNESCO Biosphere Reserve, and the beautiful sandy beaches of Saunton, Croyde, Putsborough and Woolacombe. Renowned for its outdoor lifestyle, surfing and scenic beauty, Braunton is also home to the nearby Saunton Golf Club, one of the UK's finest championship links courses.

Services and Utilities

All Main Services Connected

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 with our office on your right hand side turn right in to east street and continue to the end of this road. Continue straight across the crossroads into North Down Road. Take the first left hand turning into Acland Park and Silvan Drive, the property will be seen on the left hand side with number plate clearly displayed.

View this property

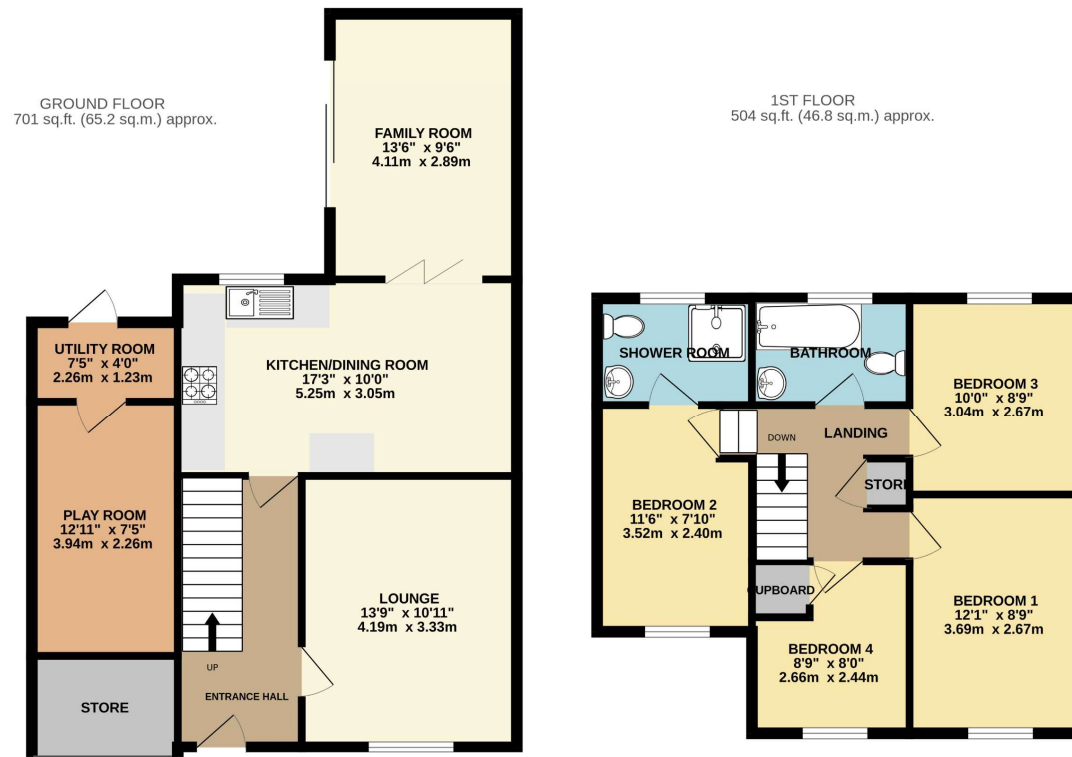
Please contact our Braunton Office on 01271 812263

**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.



TOTAL FLOOR AREA: 1205 sq.ft. (112.0 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 £1,600 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>

