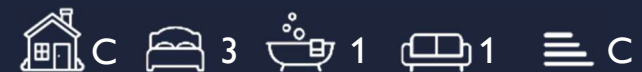




1 MANOR CLOSE

Wrafton, Branton,
Devon, EX33 2HZ

£325,000 FREEHOLD
Predicted Rental Income £1,400pcm



CORNER PLOT! A modern family home within walking distance of the village and schools, with wood burner, parking, garage and good size rear garden. NO CHAIN.

Key Features

- KITCHEN/DINING ROOM
- MODERNISED GROUND FLOOR
- IDEAL FIRST HOME OR FAMILY HOME
- THREE BEDROOMS
- WOOD BURNER TO LOUNGE
- DESIGNATED PARKING + GARAGE EN-BLOC
- CORNER PLOT
- GOOD SIZE REAR GARDEN
- UPVC DOUBLE GLAZING
- NO ONWARD CHAIN

Overview

A stylish three bedroom end terrace home in Wrafton, just on the outskirts of the village with easy access to the amenities, pubs, schools and bus stop.

The property has undergone modernisation to the ground floor and now has a good size dual aspect lounge with a wood burner and fitted unit with cupboard storage. The rear of the property is a modern kitchen fitted with quality internal fittings for excellent storage, space for dining table and chairs with door to the garden.

The upstairs has three bedrooms, two are good size doubles, bedroom two has a fitted wardrobe. The landing offer storage, bedroom three also has a fitted unit and over stair cupboard. There is a three-piece family bathroom.

Being on a corner plot, the property has a good size rear garden, with stream to the bottom, patio area for dining and lawn with apple trees. The front is a stone chipped garden and across the road is a designated parking space and garage en-bloc. NO CHAIN



The Area

Wrafton is a sought-after village situated on the outskirts of Braunton, surrounded by beautiful North Devon countryside and within easy reach of the spectacular coastline. The village enjoys a peaceful rural setting whilst being conveniently positioned for the extensive amenities available in Braunton, including shops, supermarkets, medical centre, schools, churches, pubs and restaurants.

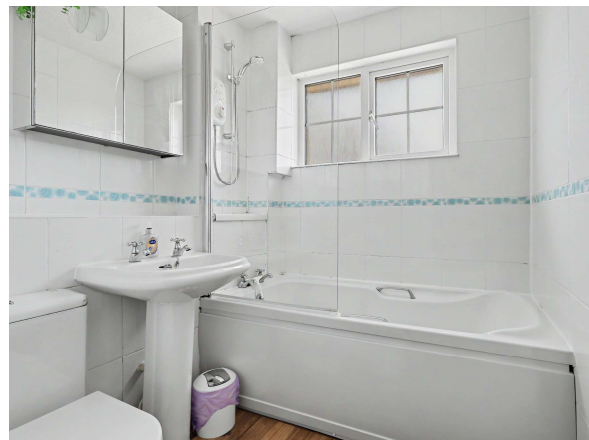
Services and Utilities

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

When approaching Braunton from Barnstaple turn right in front of the Williams Arms pub, left at the T junction into Wrafton Road and almost immediately right into Manor Close. Number 1 is on the left hand side. The parking for the property is opposite house, beside the entrance to the cottages opposite.



View this property

Please contact our Braunton Office on 01271 812263

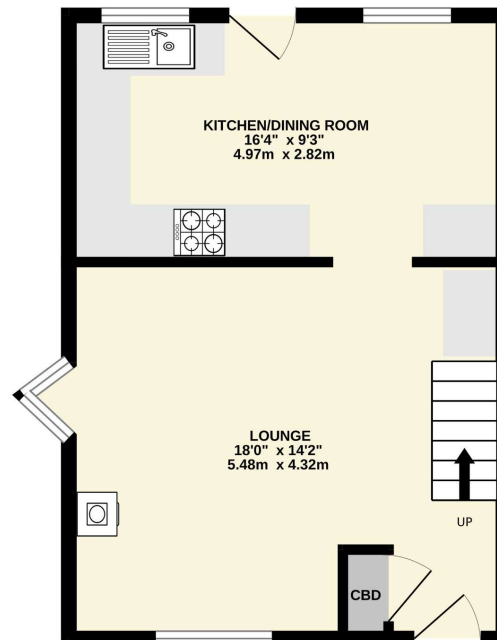
**VIEWING STRICTLY BY
APPOINTMENT WITH THE
SOLE SELLING AGENT.**



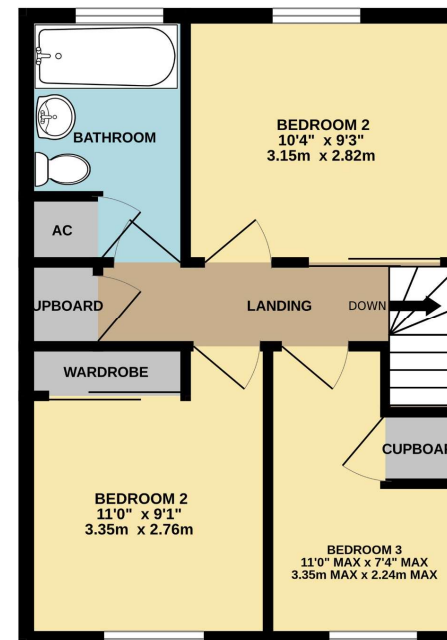
Viewing

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
385 sq.ft. (35.7 sq.m.) approx.



1ST FLOOR
382 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA: 767 sq.ft. (71.2 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 £1,400 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>

