



38 EASTERLY PARK
Braunton, Devon, EX33 2FH

£427,500 FREEHOLD
Predicted Rental Income £1,500pcm



PRICED TO SALE! - VIDEO TOUR AVAILABLE A spacious and modern family home on a quiet cul-de-sac with garage and double width driveway parking for two cars, enclosed rear garden and high specification fittings throughout.

Key Features

- STYLISH THREE BEDROOM DETACHED FAMILY HOME
- HIGHLY SOUGHT-AFTER LOCATION - EASTERLY PARK
- IMMACULATELY PRESENTED WITH MODERN INTERIORS
- UNDERFLOOR HEATING
- CONTEMPORARY KITCHEN DINING ROOM WITH INTEGRATED APPLIANCES
- GENEROUS DUAL ASPECT LOUNGE WITH PATIO DOORS TO THE GARDEN
- THREE FIRST FLOOR BEDROOMS, TWO DOUBLES WITH FITTED WARDROBES
- MAIN BEDROOM WITH EN SUITE AND OUTLOOK TOWARDS HEANTON
- DOUBLE WIDTH DRIVEWAY AND GARAGE
- ENCLOSED REAR GARDEN WITH PATIO AND RAISED LAWN
- SOLAR PANELS CONTRIBUTING TO DAYTIME RUNNING COSTS
- REMAINDER OF NHBC WARRANTY UNTIL 2031

Overview

Located within the highly sought-after Chichester Homes development at Easterly Park, and immaculately presented three bedroom detached family home, offering modern living in a prime residential setting.

Beautifully maintained throughout, the property welcomes you with a spacious entrance hall with tiled flooring and underfloor heating, creating a warm and contemporary first impression. There is a convenient ground floor W.C. and a useful storage cupboard.

The kitchen dining room is a modern and sociable space, fitted with integrated appliances, ample worktop space and inset sink, with plenty of room for family dining. A door leads through to the garage, adding practicality for everyday life. To the rear of the home is a generous dual aspect lounge, a superb family room filled with natural light and benefiting from patio doors opening directly onto the garden.

To the first floor are three well proportioned bedrooms. Two are comfortable doubles with fitted wardrobes, while the third would make an ideal child's room, guest room or home office. The principal bedroom enjoys an en suite shower room and a large window with a pleasant outlook towards Heanton. There is also a family bathroom fitted with a shower over the bath.

Outside, the property offers a double width driveway leading to the garage, along with side access to the enclosed rear garden. The garden has been thoughtfully arranged with a patio seating area and raised lawn bordered by sleepers, providing a safe and attractive space for families. Solar panels further enhance efficiency and contribute towards daytime running costs.



The Area

Easterly Park is situated on the Eastern Side of Braunton, offering attractive blend of contemporary houses, open green spaces,, within walking distance of the village centre

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
Under Floor Heating to ground floor
Solar panels contributing to daytime running costs

£220pa - Maintenance of Communal Areas
+ Insurance of Play Area

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

Proceed from Barnstaple to Braunton on the A361. At the first roundabout (approximately 3 miles) take the second exit and stay on the A361. After approximately 1/4 mile, turn right onto Wrafton Road, past the Braunton Academy on the left and at the roundabout take the second exit to Lower Park Road. After 0.4 miles turn right into South Park. Continue to the bottom of this road and turn left and as you enter Easterly Park, follow the road around and the property is on the right.

View this property

Please contact our Braunton Office on 01271 812263

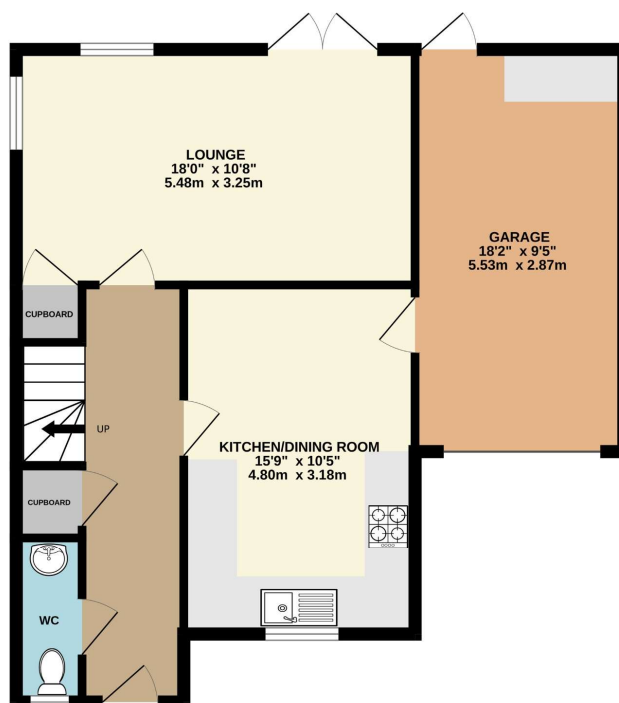
**VIEWING STRICTLY BY
APPOINTMENT WITH THE
SOLE SELLING AGENT.**



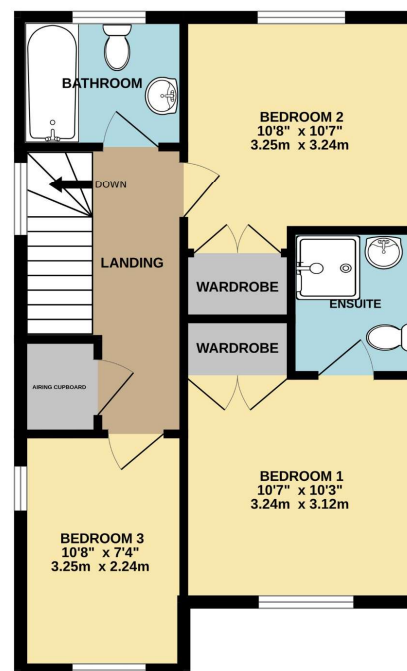
Viewing

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
668 sq.ft. (62.1 sq.m.) approx.



1ST FLOOR
497 sq.ft. (46.2 sq.m.) approx.



TOTAL FLOOR AREA : 1166 sq.ft. (108.3 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.
Made with Metropix ©2026

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 £1,500 subject to any necessary works and legal requirements (correct at September 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>

