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13 CAEN VIEW

Braunton, Devon, EX33 1FE

£325,000 FREEHOLD

Predicted Rental Income £1,400pcm

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A spacious town house in a central location, very well-positioned for easy walking access to the village, Tarka Trail and the main road out of Braunton. Arranged over three floors, parking for two cars and no onward chain.

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

Key Features

- THREE/FOUR DOUBLE BEDROOMS
- TOWN HOUSE
- ARRANGED OVER THREE FLOORS
- WALKING DISTANCE OF THE VILLAGE, SUPERSTORE, TARKA TRAIL AND GREAT FIELD
- DRIVEWAY PARKING FOR TWO CARS
- UPVC DOUBLE GLAZING
- GAS CENTRAL HEATING
- ENCLOSED REAR GARDEN
- NO ONWARD CHAIN
- IDEAL FAMILY HOME OR INVESTMENT OPPORTUNITY

Overview

Located within a popular residential area in Braunton, walking distance of the Tarka Trail, Supermarket, village life and the great field is this spacious three/four double bedroom town house.

To the ground floor the home has a Kitchen with fitted units and downstairs w.c, to the rear is the lounge with doors leading to the garden. The first floor has a main bedroom with ensuite shower room and the fourth bedroom. The second floor has a family bathroom with three piece suite and two further bedrooms, all being double.

The front of the property is a stone chipped area with path to the house and to the side is a driveway allocated parking for two cars. The rear garden is enclosed with decked area for outdoor dining and lawn with rear gate access.

Agents note: The property is currently tenanted and will be sold as vacant possession.

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.

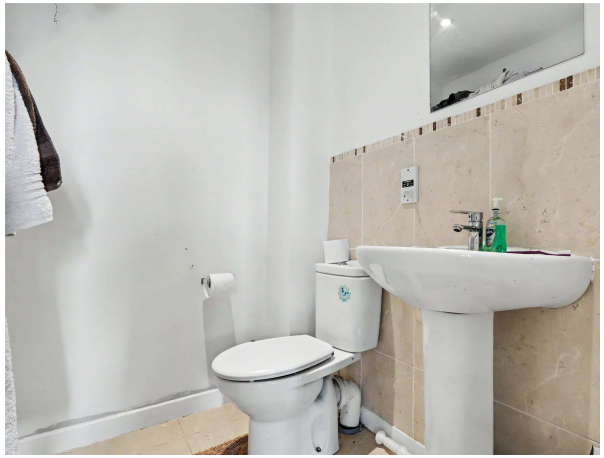
Services and Utilities

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

On entering Braunton from Barnstaple go past the Williams Arms on your right stay on the main road until you reach the first roundabout, turn left then right following the Tesco sign, at the mini roundabout go straight over into Caen View, follow the road around to the left and No13 can be found on the left hand side.



View this property

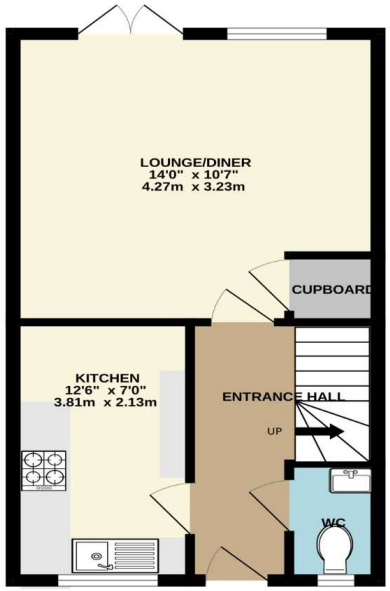
Please contact our Braunton Office on 01271 812263

VIEWING STRICTLY BY APPOINTMENT WITH THE SOLE SELLING AGENT.

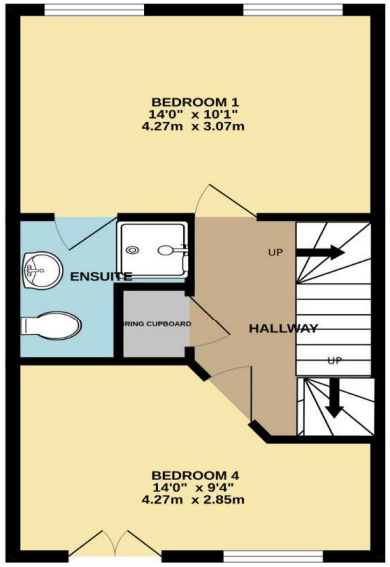
Viewing

Please contact our **Braunton** office on **01271 812263** if you wish to arrange a viewing appointment for this property or require further information.

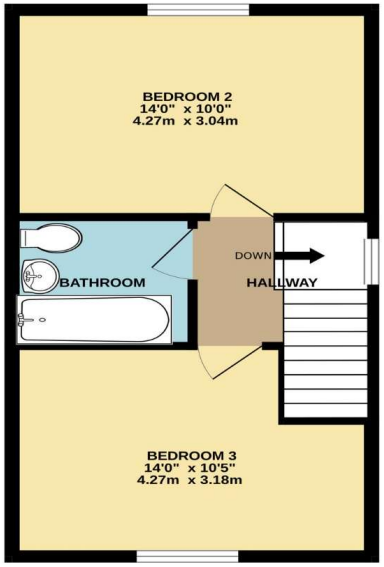
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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 September 2025). 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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