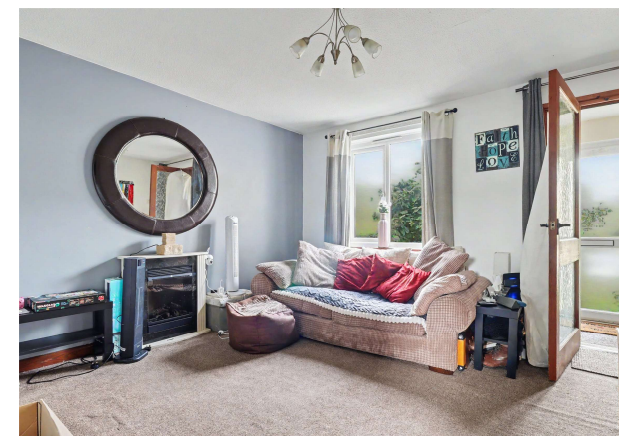




23 DYERS CLOSE
Braunton, Devon, EX33 2PB

£210,000 FREEHOLD
Predicted Rental Income £795pcm



Three-bedroom end-terrace house situated in a convenient central location within the popular village of Braunton, close to a range of local amenities.

Key Features

- THREE-BEDROOM END-TERRACE HOUSE
- CENTRAL BRAUNTON VILLAGE LOCATION
- FITTED KITCHEN/DINING ROOM
- THREE FIRST-FLOOR BEDROOMS
- FAMILY BATHROOM
- ENCLOSED REAR GARDEN WITH DECKED AREA
- USEFUL SIDE ACCESS
- UPVC DOUBLE GLAZED WINDOWS
- ELECTRIC HEATING
- CLOSE TO SHOPS, SCHOOLS AND LOCAL AMENITIES
- IDEAL PURCHASE FOR FIRST-TIME BUYERS
- NO ONWARD CHAIN

Overview

Three-bedroom end-terrace house situated in a convenient central location within the popular village of Branton, close to a range of local amenities.

The accommodation comprises a living room and a fitted kitchen/dining room on the ground floor. To the first floor are three bedrooms and a family bathroom.

Outside, there is an enclosed rear garden with a decked area and side access.

Further benefits include electric heating and uPVC double glazed windows throughout.

Offering an excellent opportunity for first-time buyers and investors alike, this property is well positioned within easy reach of Branton's shops, schools and everyday amenities.



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

Mains Electric, Water and Drainage – Electric Heating

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

Driving from Barnstaple at the main set of traffic lights in the centre of Braunton turn right into East Street and then take the first right into Dyers Close. Number 23 is in an elevated position on the right hand side of the Close.

View this property

Please contact our Braunton Office on 01271 812263

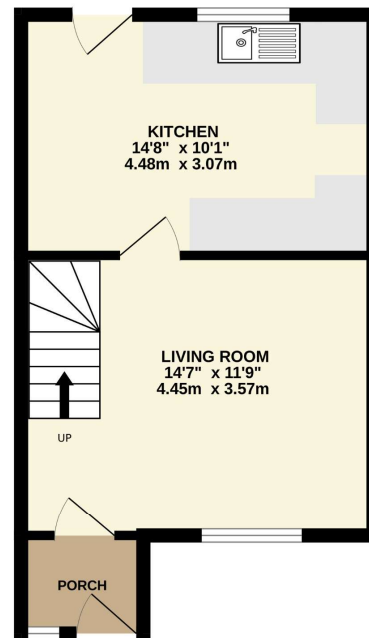
**VIEWING STRICTLY BY
APPOINTMENT WITH THE
SOLE SELLING AGENT.**



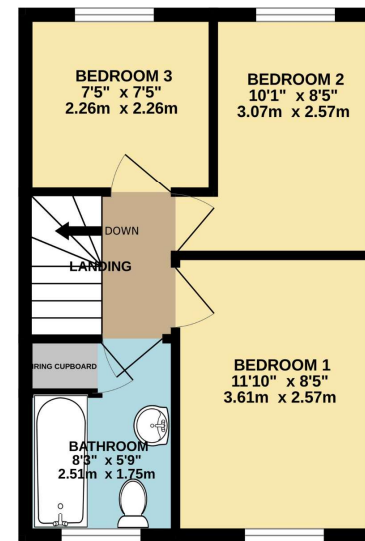
Viewing

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
341 sq.ft. (31.6 sq.m.) approx.



1ST FLOOR
320 sq.ft. (29.7 sq.m.) approx.



TOTAL FLOOR AREA: 660 sq.ft. (61.3 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.
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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 £795.00 subject to any necessary works and legal requirements (correct at September). 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>

