



5 LOCKS CLOSE

Braunton, Devon, EX33 2HA

£290,000 FREEHOLD

Predicted Rental Income £1,300pcm



A spacious and perfect first time home, downsize or investment within a short walk of Braunton. Immaculately kept with garage and driveway, enclosed private garden and no onward chain.

Key Features

- THREE BEDROOMS
- LOUNGE/DINER
- IDEAL FIRST HOME OR INVESTMENT OPPORTUNITY
- WALKING DISTANCE OF THE VILLAGE
- GARAGE AND DRIVEWAY PARKING
- UPVC DOUBLE GLAZING
- RECENTLY REPLACED BOILER
- ENCLOSED SOUTH FACING GARDEN
- NO ONWARD CHAIN

Overview

Located within a quiet cul-de-sac in the centre of Braunton is this very well-kept semi-detached family home, which is the perfect first-time purchase.

Internally you have a light hallway with w.c, to the rear is a kitchen with fitted units and appliances with a door to the garden. The lounge/diner is a great size room with dual aspect.

To the first floor are three bedrooms, two are doubles. To the landing is a family bathroom.

Outside to the front is a front garden, sheltered area and driveway with garage. To the rear is an easy maintenance garden with stone chippings and patio - private and south facing.



The Area

Locks Close is a small, residential road. The close offers a pleasant residential setting whilst being with in easy access to the local amenities and the village of Braunton.

Braunton is reputedly one of the largest villages 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

When travelling to Braunton from Barnstaple on the A361 as you approach the traffic lights in the centre of the village take the right hand turn in to Heanton street. Drive to the top of Heanton Street and turn right into Locks Close where number 5 can be found on the right hand side.

View this property

Please contact our Braunton Office on 01271 812263

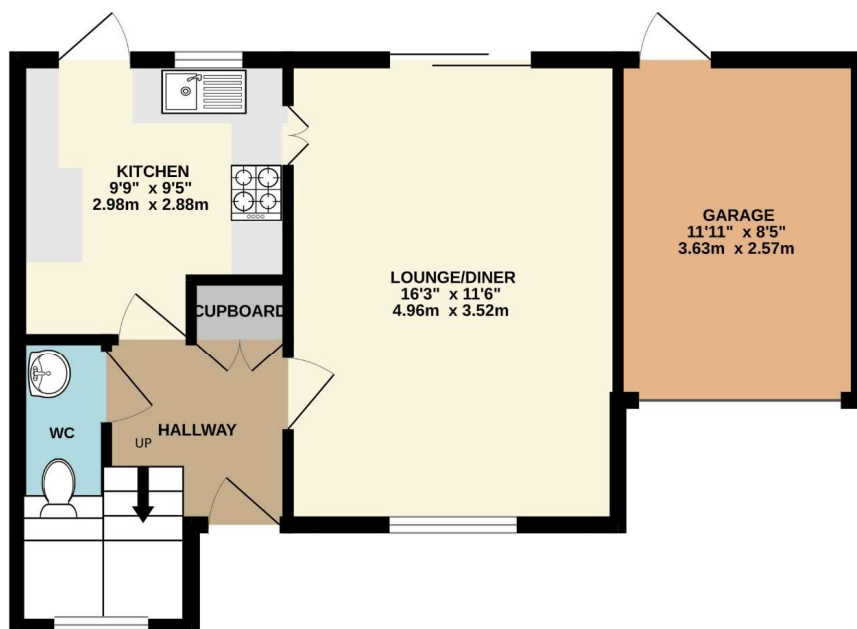
**VIEWING STRICTLY BY
APPOINTMENT WITH THE
SOLE SELLING AGENT.**



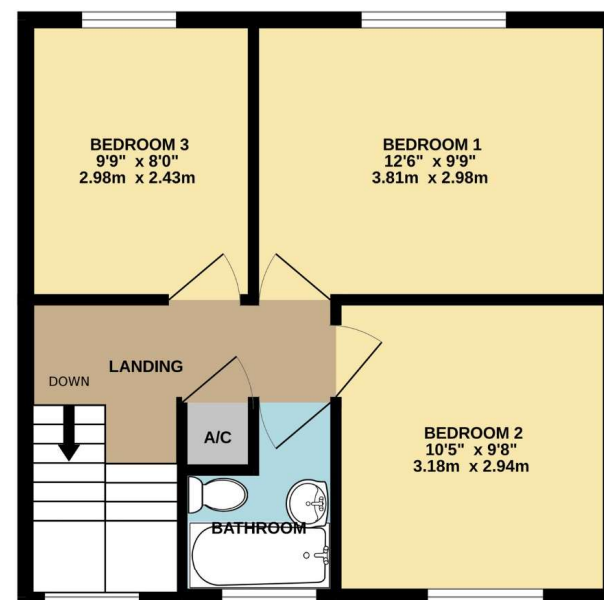
Viewing

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
463 sq.ft. (43.0 sq.m.) approx.



1ST FLOOR
414 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA : 877 sq.ft. (81.4 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 £1,300 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>

