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HOMELEA
BARTON LANE
Braunton, Devon, EX33 2AY

£350,000 FREEHOLD
Predicted Rental Income £1,200pcm

B 3 1 2 TBC

An opportunity acquires an attractive opportunity to put your own stamp on this home entering the market for the first time in over 70 years! This end of terrace home has a very large garden, rare garage off Exeter Road and potential for further development. NO CHAIN.

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

Key Features

- 3 BEDROOMS
- FIRST TIME ON THE MARKET IN OVER 70 YEARS!
- LARGE GARDEN AND PLOT WITH POTENTIAL
- DETACHED GARAGE AND DRIVEWAY PARKING
- LOUNGE WITH BAY WINDOW
- SOUGHT-AFTER LOCATION
- SCOPE TO BE IMPROVED THROUGHOUT
- REQUIRES MODERNISATION
- NO ONWARD CHAIN

Overview

On the market for the first time in over 70 years is this much loved family home, within walking distance of the village with a large garden and fantastic potential.

Homelea is a three bedroom end of terrace home with porch, lounge to the front with feature fireplace, dining room adjoining and kitchen.

To the first floor are three bedrooms, two are doubles. There is a split bathroom with wash hand basin and separate w.c.

Outside to the front is an elevated front garden offering scope for driveway parking (subject to necessary consents) and side access to the rear. The rear garden has a brick built lean-to, patio and mature shrubs. The garden is a large area in total with natural divides and steps up to a detached garage with its own driveway for up to two cars.

The garage is located off Exeter Road and offers great further development opportunities subject to any necessary planning consents.

Agents note: Property is subject to grant of Probate which has been submitted.





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 mains services connected

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 straight over the mini roundabout towards the village and passing the Academy on the right, shortly after, Homelea garage and driveway can be found on the left hand side with metal gates and for sale board - there is a bungalow next door as a landmark. The front door is found off Barton lane.

To get to the front door of the property, proceed past the academy on your right, turn left down Barton Lane, follow the road bearing right and approx. 500 yards the property can be found elevated with nameplate.

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
597 sq.ft. (55.5 sq.m.) approx.

1ST FLOOR
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA : 1006 sq.ft. (93.5 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 £TBC to £TBC subject to any necessary works and legal requirements (correct at TBC). 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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