



**WOOLLIAMS**  
Property Services

Guide price £230,000  
21 Homer Close, Bratton Fleming, EX31



3

Bedrooms



1

Bathroom

2 Queens House, Queen Street, Barnstaple, EX32 8HJ |  
sales@woolliamspropertyservices.com

01271 328586



Available with no ongoing chain, highly recommended for viewing and would make an ideal family home, potential investment. This is a modern three bedroom semi detached house occupying a cul-de-sac location within the popular village of Bratton Fleming. The accommodation briefly comprises, entrance porch, hallway, lounge with access to dining area, conservatory, kitchen with range of units, three first floor bedrooms and bathroom. They're well tended, easy to maintain gardens with off-road parking and useful attached garage. The front two bedrooms enjoy far-reaching country views. A short drive from Bratton Fleming is Exmoor National Park, and Barnstaple is 7 miles away which offers a variety of national and local retailers, schooling and further educational facilities as well as a railway connection to Exeter.

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#### **Entrance Porch**

UPVC double glazed door off.

#### **Entrance Hall**

Front door off, staircase to 1st floor, night storage heater, fitted carpet.

#### **Lounge**

Feature fireplace, under stairs cupboard, night storage heater, fitted carpet, access to

#### **Dining Area** *2.54m x 2.44m (8.33ft x 8.01ft)*

Wood laminate floor, access the kitchen, double opening doors to

#### **Conservatory** *2.50m x 2.29m (8.20ft x 7.51ft)*

Sliding double glazed patio door to rear garden, wood laminate floor.

#### **Kitchen** *2.71m x 2.33m (8.89ft x 7.64ft)*

Sliding door off. UPVC double glaze door to rear garden. Range of units comprising inset, 1 1/2 bowl sink unit with mixer hot and cold tap, cupboard and space below with plumbing for washing machine. Working surface with drawers below, range of wall units, part tiled walls, cooker point, ceramic tiled floor.

#### **First Floor Landing**

Night storage heater, access to loft space.

#### **Bedroom 1** *4.19m x 2.68m (13.75ft x 8.79ft)*

Affording far-reaching country views, fitted carpet.

#### **Bedroom 2** *2.83m x 2.58m (9.28ft x 8.46ft)*

Fitted carpet

#### **Bedroom 3** *3.24m x 2.09m (10.63ft x 6.86ft)*

Affording far-reaching country views, airing cupboard, fitted carpet.

#### **Bathroom** *1.92m x 1.88m (6.30ft x 6.17ft)*

White suite comprising panelled bath with fully tiled wall area, Triton Ivory shower unit, pedestal wash hand basin with mixer tap, low-level WC

**Attached Garage** 4.83m x 2.83m (15.85ft x 9.28ft)

Metal up and over door, light and power connected, lots storage space, door off.

**Outside**

There is a lawned front garden and tarmaccadam driveway which leads to the attached garage. To the rear is a pleasant garden with a paved patio area and timber steps which lead to a raised garden with lawn and patio area, there is an attractive retaining wall made of former railway sleepers.

**Services**

Mains water, electricity & drainage connected

**Viewing**

By appointment through Woolliams Property Services. Telephone: Office Hours 01271 328586 Out of Office Hours: 07977 269098 or [www.woolliamspropertyservices.com](http://www.woolliamspropertyservices.com)

**Tenure**

Freehold

**Council Tax**

Band B

**EPC**

Waiting on EPC assessment

**Useful Information**

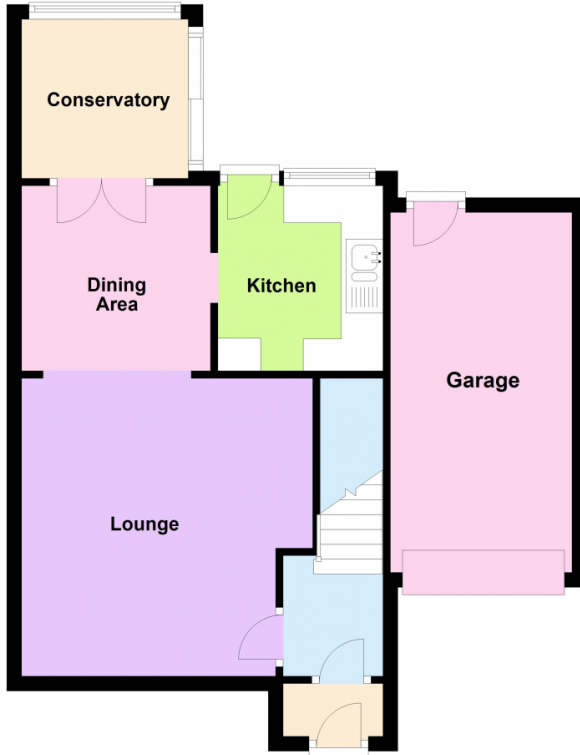
To find out further useful information on this property such as bin collection days, whether this is a conservation area, planning history etc why not check the North Devon Council website: [www.northdevon.gov.uk/my-neighbourhood](http://www.northdevon.gov.uk/my-neighbourhood)

**Directions**

What 3 Words - [///spearing.discount.healthier](https://www.what3words.com/spearing.discount.healthier)



Ground Floor



First Floor

