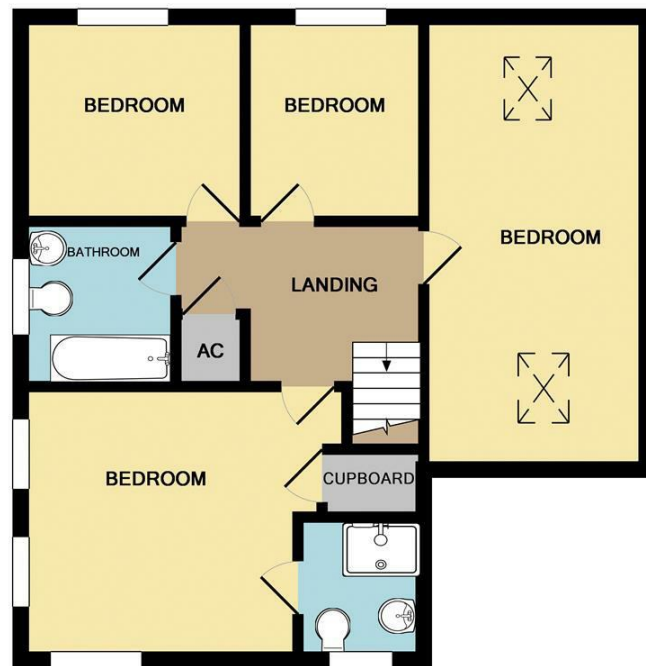




GROUND FLOOR  
APPROX. FLOOR  
AREA 682 SQ.FT.  
(63.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 682 SQ.FT.  
(63.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1364 SQ.FT. (126.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.  
Made with Metropix ©2018



## Excellent Modern Family House

5 Broadpath View, Barton Lane, Braunton, Devon, EX33 2FE

**£315,000**

- 4 Bedrooms & 2 Bathrooms
- Kitchen/Breakfast Room
- Living Room with picture window
- Cloakroom
- Garage & Parking
- Private Garden
- UPVc D/G & air source heating
- Balance of NHBC Warranty
- EPC: C

**Looking to sell? Request  
a free sales valuation  
for your property.**

Call 01271 814114

or email [braunton@phillipsland.com](mailto:braunton@phillipsland.com)

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.  
Copyright 2016 Phillips Smith & Dunn. All rights reserved. Phillips Smith & Dunn is a name of P. S. & D. Limited.  
Our company registration number is 04753854 and we are registered in England and Wales.





## Description

This is an excellent opportunity to acquire a well proportioned modern 4 bedroom detached family house situated in this convenient position and which benefits UPVc double glazing and air source heating. An internal viewing is essential to appreciate the well planned accommodation which comprises good sized entrance hall and cloakroom. To the rear of the house is a good sized double aspect living room with large picture window which affords the room plenty of light. The kitchen/breakfast is also double aspect and includes some appliances. To the first floor the master bedroom has an en suite shower room and there are then 3 further good sized bedrooms and a family bathroom. The house stands on a level plot with off road parking and drive leading to an attached garage, whilst to the rear of the property is a level enclosed garden, laid to lawn with patio and side access, all of which offer a good degree of privacy.

The house is sure to appeal to people seeking a comfortable and easy to run home in a very convenient location. We recommend a full viewing at the earliest opportunity to avoid disappointment as this is the first time the property has come to the market since it was constructed by Messrs Pearce Homes Limited, local builders of high repute.

## Services

Water, electricity and drainage.  
There is no gas.

## EPC Rating

C

## Tenure

Freehold

## Viewings

Strictly by appointment with the  
Braunton branch on  
01271 814114



## Situation

The property stands in a very convenient position off South Street and forms part of the Pill Gardens development by Messrs Pearce Homes Ltd. Broadpath View, one of five similar detached 4 bedroomed properties, is between Barton Lane and South Street, therefore access to the village centre is very easy and only a few minutes level walk away. Amenities comprise primary and secondary schooling close to hand and the village centre offers a good range of shopping facilities, churches, public houses, medical centre and the Tesco's store is also close to hand. Braunton is considered one of the largest villages in England and is ideally located for access to the sandy beaches at Croyde and Saunton approximately 5 miles to the west and Barnstaple, the regional centre of North Devon is approximately 5 miles to the south east. Both these locations are connected by a regular bus service and Barnstaple also offers access to the M5 motorway via the North Devon Link Road.



## Room list:

**Entrance Hall**

**Cloakroom**

**Living Room**

5.53m x 3.48m (18'1" x 11'5")

**Kitchen/Breakfast Room**

3.38m narrowing to 2.55m x 5.11m  
(11'1" narrowing to 8'4" x 16'9")

**Bedroom 1**

3.79m x 3.55m (12'5" x 11'7")

**En Suite Shower Room**

**Bedroom 2**

6m x 2.94m (19'8" x 9'7")

**Bedroom 3**

3.02m x 2.72m (9'10" x 8'11")

**Bedroom 4**

2.74m x 2.38m (8'11" x 7'9")

**Family Bathroom**

**Level Gardens**

**Off Road Parking and drive to**

**Attached Garage**

6.04m x 3.02m (19'9" x 9'10")