



turners



Great Field Gardens

Braunton, EX33 1SA

Asking Price £162,500



11 Great Field Gardens

Braunton, EX33 1SA

Asking Price £162,500



A deceptively large one bedroom first floor apartment with off road parking and use of the beautifully kept communal gardens. The property is centrally located in the heart of the village offering easy access to all local amenities and benefits from gas central heating and double glazing throughout. Great Field Gardens is a quiet over 55's development and is highly sought after.

Braunton is well known for its passionate community spirit and is rumored to be the largest village in England with the famous stretch of Sands, Braunton Burrows. The hustling village offers an abundance of activities and eateries, all locally run.

North Devon has a wealth of simply stunning golden sand beaches and has long been a mecca for British surfers. The area has recently been declared a 'world surfing reserve', one of just 12 places on the planet along with the Australia's Golden Coast and Malibu in California. For a change of scenery Exmoor National Park offers breathtaking rolling countryside, perfect for avid walkers.

Hallway
5'4" x 3'4" (1.64 x 1.02)

A spacious hallway giving direct access to the lounge, bedroom and shower room.

Lounge/Diner
14'4" x 12'8" (4.39 x 3.88)

A generously sized room with ample space for all associated living room furniture and a useful dining area. The lounge boasts stylish wood flooring and is westerly facing with expansive

UPVC windows allowing the afternoon sun to stream in.

Kitchen
9'10" x 7'10" (3.02 x 2.41)

A really well proportioned kitchen with easterly views and comprising of; modern base and eye level units, a roll edge worktop, inset sink and drainer, built in electric hob and double oven and space for all modern day appliances.

Bedroom

13'10" x 12'6" (4.22 x 3.82)

A large easterly facing double bedroom with a squared bay window that captures the morning sun. The sizeable room has stylish wood flooring throughout and offers ample space for a super king size bed along with all associated bedroom furnishings.

Shower Room

9'1" x 5'6" (2.77 x 1.68)

A well presented shower room with panel boarding and comprising of; a large walk in shower cubicle, sink with vanity unit and low level WC,

Outside

Great Field gardens has a variety of immaculately kept communal gardens to enjoy as well as ample off road parking immediately outside the property. Directly in front of the property is a small patio area perfect for small planters, as well as a useful external bin store.

Agents Notes

We have been informed by the vendor of the following:

The lease length is 999 years as of 1997.

The property is on a strictly over 55's complex.

The annual service charge is £279 inclusive of insurance contribution

Gas, electric, water and drainage are all mains connected.

Directions

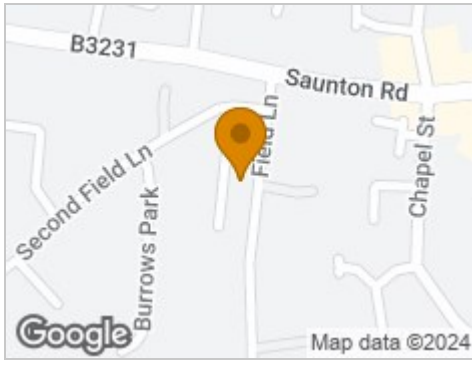
From our office in Caen Street, proceed a short distance in a westerly direction before turning left onto Field Lane. Once on Field Lane take the second right hand turn into Great Field Gardens before following the road round to the left. Number 11 can be found in the top left corner.



- Quiet and sought after over 55's development
- An extremely spacious first floor one bedroom apartment
- Centrally located in the heart of the village
- Use of the beautifully kept communal gardens
- Off road parking
- Gas central heating and double glazing



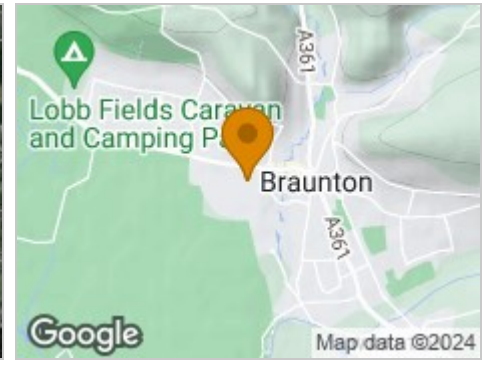
Road Map



Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Turners Property Centre - Braunton Office on 01271 815651 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

4 Cedar House, Caen Street, Braunton, Devon, EX33 1AH
Tel: 01271 815651 Email: rentals@turnerspropertycentre.co.uk
<https://www.turnerspropertycentre.co.uk>

Energy Efficiency Graph

