



**Directions**

From the Braunton Road/west end of Barnstaple High Street take the road towards Braunton to the end of the terrace houses in Rolle Street. Pass over the 4 cross way at Fairview into Braunton Road. The property is the first chalet bungalow to the right hand side. IDEALLY park in Fairview for initial viewing.

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**3 Bed Bungalow for Renovation**

Tremane, Braunton Road, Barnstaple, EX31 1GH

Auction Guide  
**Guide £240,000 - £260,000**

- Chalet Bungalow
- Kitchen/Breakfast Room, Utility
- Rear Enclosed Garden
- Friday 28th June 2024 at 3.00 pm
- 3 Bedrooms, Shower Room
- Former Garage and Workshop
- Some Updating Beneficial
- Sitting Room, Dining Room, Conservatory
- Front Garden and Off Road Parking
- Auction, unless sold

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## Room list:

### Entrance Lobby

1.613 x 1.134 (5'3" x 3'8")

### Sitting Room

4.886 x 3.361 (16'0" x 11'0")

South facing bay window. Robinson Wills Firegem Visa 2 gas fire. Radiator. Glazed door to bedroom 3 and dining room.

### Bedroom 3

3.605 x 3.288 (11'9" x 10'9")

South facing bay window, Fireplace. Radiator.

### Kitchen/Breakfast Room

4.306 x 3.654 (14'1" x 11'11")

Overlooking rear garden. Fitted return worktop with inset single drainer sink unit with drawers and cupboards under. Space for cooker. Double doors to airing cupboard with some shelving and Vaillant Eco Tec pro 30 gas boiler. Radiator. Former Rayburn recess now with shelving.

### Utility

2.128 x 1.659 (6'11" x 5'5")

Washing machine point. Radiator. Door to former Garage

### Bathroom

1.929 x 1.845 (6'3" x 6'0")

Now with corner fully tiled shower cubicle with Mira Sport shower. Low level w.c. Pedestal hand basin. Fully tiled surrounds.

### Dining Room

3.334 x 2.817 (10'11" x 9'2")

Radiator, Stairs to first floor. Patio door to adjoining

### Conservatory

2.9992 x 2.279 (9'10" x 6'6", 9'15'4")

Overlooking rear garden

### Landing

Door off to

### Bedroom 2

3.963 x 2.549 min (13'0" x 8'4" min)

South facing window, radiator. 2 doors to under eaves storage areas

### Bedroom 3

2.289 x 2.212 min (7'6" x 7'3" min)

Roof flight, radiator, Door to under eaves store area

### Former Garage

8.634 x 2.564 (28'3" x 8'4")

Pedestrian door and timber side panelling to front. Door to rear garden

## Services

All Mains

**Council Tax - Band C**  
**EPC Rating - Band C**

**Tenure: Freehold**

## Viewings

Strictly by appointment with  
the  
Phillips, Smith & Dunn  
Barnstaple branch on  
01271 327878 Out of hours  
Michael Challacombe 07970  
445204



Set on the western approach into Barnstaple, on the Braunton Road, this detached 3 bedroom Chalet Bungalow although benefitting from gas central heating and double glazing will be found in need of further renovation/updating and possible remodelling.

On a good sized plot, it offers ample parking/turning to the front, former garage to the side and a good sized enclosed rear garden.

This south facing double fronted bungalow has central entrance lobby opening into the sitting room with gas fired fireplace. To its left a ground floor double bedroom, and to the rear a dining room with patio doors to conservatory and then into garden. Shower room with 3 piece suite, good sized kitchen/breakfast room with utility room beyond having door to the former garage.

On the first floor a double bedroom and a single bedroom/box room with both having doors to extensive under eaves store area,

Barnstaple town centre is within an easy level walking distance and offers a wide range of amenities including banks, building societies, national and local high street shops, medical centres, popular pubs and restaurants, bus and train stations. Also nearby are both primary and secondary schools, North Devon District Hospital, supermarkets and superstores. There is easy access to the North Devon Link Road which leads to the M5 and Motorway Network beyond.

### METHOD OF SALE;

The property is to be offered for sale by public auction on Friday 28th June 2024 (unless sold) at 3pm at Portmore Golf Park, Landkey Road, Barnstaple, EX32 9LB.

### PRICE GUIDE;

The price guide is an indication of the seller's minimum expectation. These are not necessarily the figure at which the property will sell and may change at any time prior to the auction.

### RESERVE;

Each property is offered subject to reserve (the figure below which the auctioneer cannot sell for during the auction). This figure is confidential but will be set within the guide range of no more of 10% above the auction guide. The auctioneer reserves the right to bid on behalf of the vendors or withdraw the property from auction in the event of it not reaching this reserve figure.

### BUYER'S ADMINISTRATION FEE;

In addition to the normal deposit payable to buy the successful bidder they will also be required to pay a Buyer's Administration Fee of £500 plus VAT, This to be paid by separate cheque.

### MONEY LAUNDERING;

The successful bidder must produce documentation to confirm their name and residential address and if you are the successful bidder, copies will be taken for our reference and kept on file.

### SPECIAL CONDITIONS OF SALE.

The particulars, remarks and stipulations contained herein shall be deemed to form part of the special conditions of sale but in case of any inconsistencies the provisions of the latter shall prevail. If not attached to these sale particulars, copies of the special conditions of sale shall be obtained either from the vendors solicitors or the auctioneers. Purchasers must make the necessary enquiries prior to the auction.

Local Authority: North Devon District Council, Civic Centre, Barnstaple, Devon EX31 1DG  
Tel: 01271 388288

Solicitors: Slee, Blackwell, 12 Cross Street, Barnstaple, EX31 1BA Telephone 01271 372128