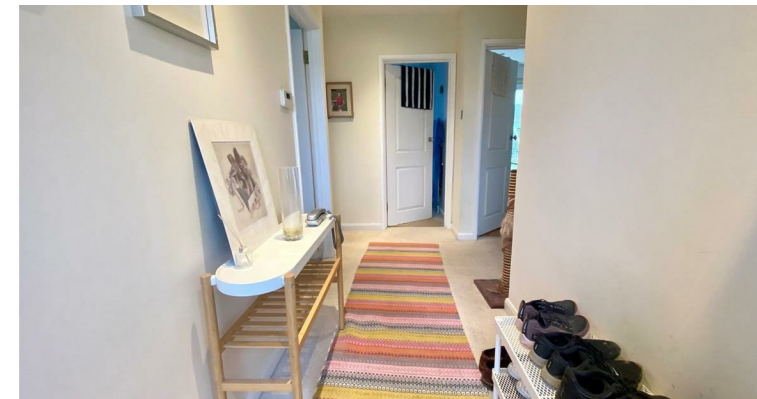


GROUND FLOOR
905 sq.ft. (84.0 sq.m.) approx.



TOTAL FLOOR AREA: 905 sq.ft. (84.0 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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Directions

From Barnstaple take the A361 to Braunton. Continue to the centre of the village and turn left at the centre crossroads and traffic lights, sign posted to Croyde. Continue on and turn right into Cavie Cerscent, on the right hand side. The for sale sign denotes the bungalow, on the left.

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or email braunton@phillipsland.com

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.
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Detached Bungalow with Potential to Extend

'Coconut', 5 Cavie Crescent, Braunton, Devon, EX33 1DU

Asking Price

£395,000

- 2 Double Bedrooms
- Kitchen and Study
- NO ONWARD CHAIN
- Good Size Living room
- Gas Heating & uPVC D/G
- Tremendous Potential to extend
- Bathroom & Utility Room
- Garage & Off Road Parking
- EPC: D



Room list:

Entrance Hall

Living Room

4.49 x 4.30 (14'8" x 14'1")

Kitchen/ Breakfast Room

4.48 x 2.81 (14'8" x 9'2")

Bedroom 1

3.97 x 3.20 (13'0" x 10'5")

Bedroom 2

3.45 x 3.16 (11'3" x 10'4")

Bathroom

2.21 x 1.86 (7'3" x 6'1")

Study

2.90 x 2.03 (9'6" x 6'7")

Utility Area (Part of Garage)

2.22 x 1.85 (7'3" x 6'0")

Store (Part of Garage)

Off Road Parking

Level Lawned Gardens to Front and Rear

Overview

'Coconut' is a detached 2 bedroom bungalow which stands on a good size level plot and will suit those looking for a retirement home in a convenient location. However, there is tremendous potential to extend the accommodation both out into the garden, or upwards into the roof (sub. to planning). Once done, this would make for excellent home for a growing family.

The property was built in 1960's to tradition cavity construction with pleasing part render, part brick and cedar clad elevations under a concrete interlocking tiled roof. The rooms flow nicely with a good size hall which connects to the main rooms. There are 2 double bedrooms, a living room to the front with a feature fireplace and hearth. The kitchen/breakfast room is to the rear and overlooks the west facing rear garden. Sliding patio doors open to the garden and there is also a door to the study. This also overlooks the rear garden and has access to a very useful utility/ store. There is a further store to the front and both these rooms form part of what was the attached garage and it is easy to re instate this, if required. The bathroom is also to the rear of the property.

The bungalow has the benefit of uPVC double glazing, gas central heating and NO ONWARD CHAIN.

'Coconut' is situated in Cavie Crescent which forms part of the ever popular Saunton Park development located to the west side of Braunton. Access therefore, is very convenient to the superb sandy beaches at Saunton & Croyde which are only a few miles away and connected by a regular bus service. Also close by is the useful Pixie Dell Convenience Store and Kingsacre Primary School.

Braunton is considered one of the largest villages in the country and it caters well for it's inhabitants with a wide range of amenities. These include further primary & secondary schools, a Tesco super store and the family run Cawthorne's Store. There are some good restaurants, coffee shops, pubs and a good number of local shops and stores. Closeby is Braunton Burrows, a UNESCO site and this is ideal for walking and exercising dogs etc. The sandy beaches at Saunton and Croyde are close by, whilst Saunton offers the renowned golf club with its 2 championship courses.

The bus service connects to Barnstaple, the main town of north Devon. Here there a wider range of social, leisure and shopping facilities. There is covered shopping to the town centre at Green Lanes, whilst there are out of town shops at Roundswell. A new leisure center is close to The Tarka Tennis Centre and there is a cinema and The Queens Theatre.

Access on to The North Devon Link Road offers a convenient link to the M5 motorway at junction 27, whilst The Tarka Train Line connects to Exeter which then picks up the direct route to London.



Services

All Mains Connected

Council Tax band

C

EPC Rating

D

Tenure

Freehold

Viewings

Strictly by appointment through

Phillips Smith & Dunn, Braunton
01271 814114