



TOTAL FLOOR AREA: 1173 sq.ft. (109.0 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 go to Braunton village centre. At the traffic lights, turn left signposted to Croyde. Continue on and go past Braunton car park. Take the 2nd turning on the left into First field Lane. Take first right into Second Field Lane. Continue on and take the last turn right into West Park. The bungalow will be found on the left hand side.

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or email braunton@phillipsland.com

An Attractive Detached Bungalow
26 West Park, Braunton, EX33 1EY

Guide Price

£415,000

- Lovely Detached Bungalow
- Double Glazing & Gas Heating
- Close to The Great Field
- Favoured Cul de sac location
- Potential to Extend, sub pp
- Convenient to Village Centre
- NO ONWARD CHAIN
- Garage & Parking
- EPC : D

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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Room list:

Entrance Hall
4.91 x 1.48 (16'1" x 4'10")

Sitting Room
4.57 x 3.91 (14'11" x 12'9")

Dining Room
3.28 x 3.21 (10'9" x 10'6")

Kitchen
3.29 x 2.15 (10'9" x 7'0")

Garden Room
5.75 x 2.15 (18'10" x 7'0")

Study 2.28 x 2.12

Utility Room
2.27 x 1.85 (7'5" x 6'0")

Bedroom 1
3.63 max x 3 (11'10" max x 9'10")

Bedroom 2 3.65 max x 2.88

Shower Room

Garage
4.68 x 2.42 (15'4" x 7'11")

Parking and West Facing Rear Garden

We are delighted to offer to the market this attractive detached bungalow which stands on a level plot in one of Braunton's most sought after cul de sac's. This very pleasant residential road is quiet, as there is little traffic and is set to the edge of the village and very close to The Great Field.

West Park comprises similar style bungalows built in the 1960's. Number 26 is of traditional cavity construction, with rendered elevations and attractive red brick plinth and widow sills all under a concrete interlocking tiled roof. There is the benefit of double glazing, gas fired central heating and an additional park space to the front. The rooms flow nicely with a storm porch and entrance hall. The sitting room has a bow bay window and the dining room leads into the kitchen which is to the rear of the property. This further leads to the long garden room which has french doors out to the rear. From here you can enjoy the fruits of your labour after a day gardening in the very pleasant garden. There are 2 good bedrooms, each with built in wardrobes and a shower room. To the rear of the attached garage is a useful utility room, study and cloakroom, which caters well for those who wish to work from home.

This bungalow is sure to appeal to those looking for a comfortable retirement home. However, there is tremendous potential to extend the accommodation by pushing out or up into the attic, Sub to PP. Therefore, this could also be of interest to a growing family upon which the new owner can place their own mark.

The bungalow has off road parking/ drive to the garage, an additional parking space and a lawned front garden with shrubs and plants. There is access to the side via a new gate which opens to the lovely, west facing rear garden. These are delightful with a centre stage holly tree which is laden with red berries. There is a patio, fruit trees and lawns, a useful shed has a kitchen garden behind with rich dark soil and there is a further block built shed. The garden faces west so takes advantage of the sun.

Bungalows of this nature and location are always in good demand, so we recommend a viewing at the earliest opportunity to avoid disappointment.

West Park is set off Secondf Field Lane which is off First Field Lane, in an extremely convenient position to the village centre which is only a few minutes walk away. Braunton is considered one of the largest villages in the country which caters well for its inhabitants with an excellent range of amenities including primary and secondary schools, churches, medical centre, library, Cawthorne's Store, Tesco Superstore, and a good number of restaurants, coffee houses, shops and stores.

Approximately 4 miles to the west are the sandy beaches of Croyde and Saunton where there is also the renowned golf club with its two championship courses. There is a bus stop close by, which has a regular service to the beaches and to Barnstaple, the regional centre of north Devon. This is approximately 5 miles to the east and offers a wider range of shopping facilities including covered shopping to the town centre at Green Lanes and out of town shopping at Roundswell. There is a brand new leisure centre whilst also there is also the Tarka Tennis Centre, Scott's Cinema and the Queens Theatre.

The North Devon Link Road offers a convenient link to the M5 Motorway at junction 27. The Tarka Rail 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 with the Phillips, Smith & Dunn Braunton branch on 01271 814114

