

GROUND FLOOR
1171 sq.ft. (108.8 sq.m.) approx.



TOTAL FLOOR AREA - 1171 sq.ft. (108.8 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 proceed on the A361 to Braunton. Continue on to the very centre of the village at the crossroads and traffic lights turn left signposted to Croyde and Saunton. Continue along this road then turn right into Dune View road. Continue to the top and turn left continue along take the second right into East Meadow Road. The bungalow will be on the right hand side to the entrance of Sage Park

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Thoughtfully Extended 4 Bedroom Bungalow

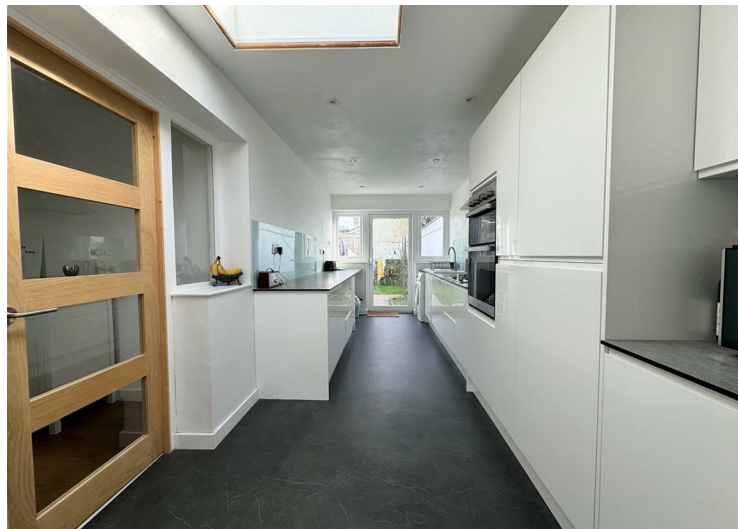
4 East Meadow Road, Braunton, EX33 1HJ

Asking Price

£429,950

- Extended 4 Bedroom Bungalow
- Excellent Family Accommodation
- Very Good Size Living Room
- Kitchen & Separate Dining Room.
- Bed 1 with En Suite & Dressing Area
- Family Bathroom, Good Size Gardens
- Garage and Good Off Road Parking
- Upvc D/G, Gas Heating, Pt Underfloor
- EPC: D

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Room list:

Entrance Hall

Living Room

6.86 x 4.89 narr 3.32 (22'6" x 16'0" narr 10'10")

Kitchen

6.60 x 2.23 (21'7" x 7'2")

Dining Room/ Office

4.65 x 2.18 (15'3" x 7'1")

Bedroom 1

3.33 x 2.61 (10'11" x 8'6")

Dressing Area

1.76 x 1.74 (5'9" x 5'8")

En Suite Shower Room

1.78 x 1.59 (5'10" x 5'2")

Bedroom 2

3.57 x 3.32 (11'8" x 10'10")

Bedroom 3

3.31 x 2.10 (10'10" x 6'10")

Bedroom 4

2.90 x 2.57 (9'6" x 8'5")

Family Bathroom

1.98 x 1.62 (6'5" x 5'3")

Garage

5.39 x 3 (17'8" x 9'10")

Off Road Parking

Gardens to Front & Rear

This is a very good opportunity to buy an individual linked modern bungalow, situated in a pleasant residential location. The property has been thoughtfully extended and now provides ideal family accommodation with 4 bedrooms and 2 bathrooms. There has been good use of sky lights, some horizontal part glazed internal doors and ceiling down lighting which makes this an airy and light home.

We recommend a full viewing to appreciate the property and the lovely position within which it sits. The property was built in the 1970's with similar style bungalows surrounding and there is the benefit of Upvc double glazing & rainwater goods and gas radiator central heating, so it is easy and economic to run. Furthermore, there is underfloor heating to the hall and family bathroom. The bungalow has an unusual mono pitch tiled roof and is of traditional cavity wall construction with pleasing rendered and part exposed brick elevations.

The rooms flow nicely with a good size entrance hall with tiled floor and useful built in cupboards. The living room has a double aspect and with a velux window making this a bright room. This leads into the long, sleek kitchen with white fronted units and slimline worktops. There is a built in double oven and gas hob. Here, too, there is a velux window and door to the rear garden. From here, there are steps which lead down to the dining room. This could also be a play room or an office to work from home. The main bedroom has a dressing area which leads out to the rear garden and an en suite shower room. There are 3 further bedrooms and a nicely appointed family bathroom with some attractive tiling.

The bungalow stands on a good size and very gently sloping plot. It is approached by a long bricked drive which provides excellent off road parking and access to a detached garage which has an automatic door. The front garden is lawn and is well screened with shrubs a lovely camelia bush, holly bush, spruce and small beech tree. There is side access to the rear garden which has a good degree of privacy and mainly laid to lawn. There is a patio and raised lawn area with space for a trampoline and a eucalyptus tree.

We thoroughly recommend a full viewing to appreciate this deceptively spacious family home set in an excellent residential location and convenient to amenities and the beaches.

The property stands in a pleasant area within a very sought after location to the entrance of Sage Park Road which is to the west side of Braunton and forms part of the Saunton Park development. Here, there are a mixture of houses and bungalows and there is the benefit of a bus stop almost within a stones throw. The Pixie Dell stores is easily accessible and ideal for those everyday necessities. Kingsacre school is only a few minutes walk and, of course, the village centre is also very easily accessed.

Being to the west of Braunton means that access to the sandy beaches at Croyde and Saunton is very convenient and Saunton also offers the renowned golf course with its 2 championship courses.

Braunton is considered one of the largest villages in the country and caters well for its inhabitants with an excellent range of amenities including primary and secondary schools, a medical centre, churches, public houses, restaurants and a good number of local shops and stores. There is a Tesco superstore and the family run Cawthorne's stores to the village centre. Braunton Burrows is only a few minutes drive away here there are many miles of superb walks ideal for exercising the dog.

Barnstaple, the regional centre of north Devon, is approximately 5 miles to the east and here a wider range of amenities can be found including covered shopping in the town at Green Lanes and out of town shopping at Roundswell. Further education is at Petroc College and social amenities include the brand new North Devon Leisure Centre, the Tarka Tennis Centre, Scott's Cinema and the Queens Theatre. There is access on to the North Devon link road which provides a convenient route to the M5 motorway at Junction 27. The Tarka rail line connects to Exeter in the south which then picks up the main London train to Paddington.



Services

All Mains

Council Tax Band

D

EPC Rating

D

Tenure

Freehold