

GROUND FLOOR



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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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Call 01271 814114

or email [braunton@phillipsland.com](mailto:braunton@phillipsland.com)

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## A Spacious 3 Bedroom Detached Bungalow

28 West Park, Braunton, EX33 1EY

Guide Price

**£430,000**

- Lovely Detached Bungalow
- Ffavoured Cul de sac location
- NO ONWARD CHAIN PROBATE
- Majority Double Glazing & Electric Heating
- Garage & Parking
- Close to The Great Field
- Convenient to Village Centre
- 3 Bedrooms 2 Reception Rooms
- EPC: F





## Room list:

### Entrance Porch

**Hallway**  
7 x 1.35 (22'11" x 4'5")

**Lounge**  
3.95 x 3.95 (12'11" x 12'11")

**Lounge/Diner**  
5.24 nar 3.62 x 4.33 (17'2" nar 11'10" x 14'2")

**Kitchen**  
3.6 x 2.72 (11'9" x 8'11")

**Bathroom**  
2 x 1.58 (6'6" x 5'2")

**WC**  
2 x 0.8 (6'6" x 2'7")

**Bedroom 1**  
3.6 x 3.6 (11'9" x 11'9")

**Bedroom 2**  
3.94 x 2.72 (12'11" x 8'11")

**Bedroom 3**  
3.6 x 2.74 (11'9" x 8'11")

**Garage & Off Road Parking**

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 28 is of traditional cavity construction with rendered elevations. There is the benefit of majority double glazing, electric heating and an parking for a couple of cars to the front. The accommodation is a good size with 2 lounge areas, one to the front of the property with dual aspect and a feature electric fireplace which created an attractive focal point for the room and then another large lounge/diner to the rear of the property with a very pleasant aspect of the garden with sliding doors leading out, this makes for an ideal spot to enjoy a meal. The kitchen is a good size with space for a small table and chairs, double sink, space for an oven and enjoys a lovely view looking over the garden. Just off the kitchen you have a very useful lean to utility where they store the fridge-freezer and other utilities. There are 3 good sized bedrooms with the main bedroom having built in wardrobes.

This bungalow is in need of modernisation, 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.

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

\*Agents Note, Awaiting the Grant of Probate

## Services

Mains Water & Drainage -  
Electric Heating

## Council Tax band

D

## EPC Rating

F

## Tenure

Freehold

## Viewings

Strictly by appointment with the  
Phillips, Smith & Dunn Braunton  
branch on  
01271 814114



## Outside

West Park is set off Second 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.

