

GROUND FLOOR



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A Very Pleasant Detached Bungalow

15 Stallards, Braunton, EX33 1BP

Guide Price

£439,950

- Attractive 2 Bedroom Bungalow
- Ample Off-Road Parking & Garage
- Gas Central Heating & UPVC D/G
- Private West Facing Garden
- Potential To Extend Subject to PP.
- Fully Refurbished In 2016!
- Dressed For 70's Style Nostalgia!
- Situated In A Popular Location
- EPC: D

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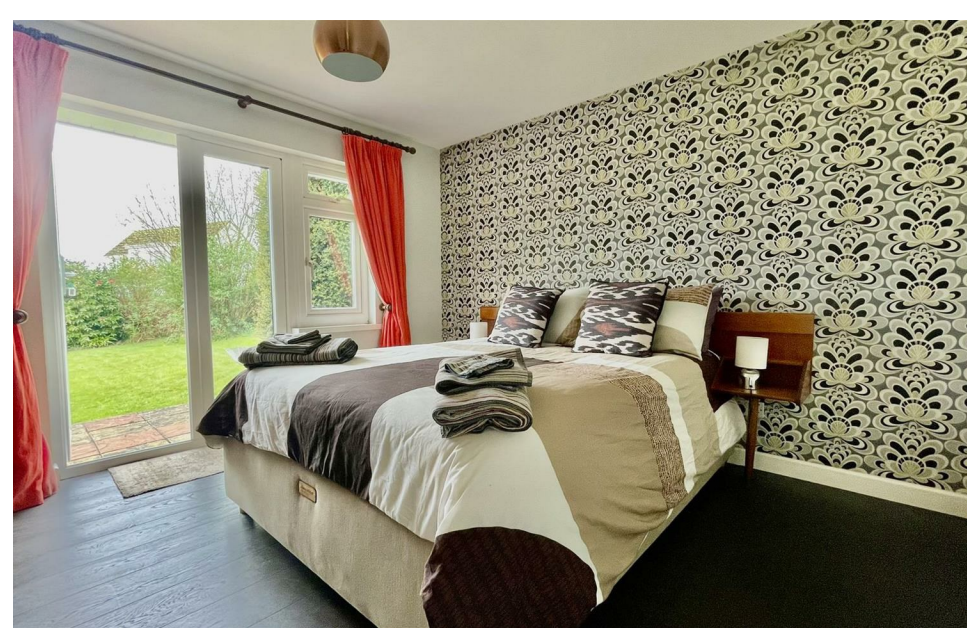
Call 01271 814114

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Directions

From Barnstaple proceed on the A361 to Braunton. Continue to the very centre of the village. At the cross roads and traffic lights turn left signposted Croyde and Saunton. Continue along the road, pass the White Lion Pub, continue on turning right into Kingsacre. Continue to the top and number 15 Stallards will be found on your left with a blue garage door.

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 Porch
1.63m x 1.24m (5'4" x 4'0")

Hallway
3.58m x 1.64m (11'8" x 5'4")

Living Room
5.46m x 3.46m (17'10" x 11'4")

Kitchen/Diner
5.13m x 2.85m (16'9" x 9'4")

Bedroom 1
3.95m x 3.31m (12'11" x 10'10")

Bedroom 2
3.43m x 3.31m (11'3" x 10'10")

Bathroom
1.94m x 1.8m (6'4" x 5'10")

Ample Driveway Parking & Garage

West Facing Garden



Overview

Coming to the market for the first time in over 40 years is this superb, spacious and attractive detached modern bungalow, decorated to give some 70's nostalgia! Situated in a very convenient position to the west side of Braunton, the property is sure to appeal to those looking for something a little different - 15 Stallards will not disappoint!

You enter the property via a useful entrance porch, ideal for hanging up your coat and storing your shoes. Leading into the hall, you then have double sliding doors into a lovely, double aspect living room. This has plenty of light with an attractive wood burner which makes for a splendid focal point. The kitchen diner has a mix of contemporary units and retro decor with plenty of worktop space. There is a ceramic 1.5 bowl sink with a swan neck tap, space for a rangemaster oven, washing machine and dishwasher. There are two double bedrooms both with the advantage of built in cupboards. The rear bedroom has a beautiful aspect of, and a door leading out to, the rear garden.

To the front of the bungalow there is plenty of off-road parking which leads to an attached garage. The attractive front garden has a mature palm tree and to the rear there is a private and enclosed, west facing garden which is ideal for any keen gardener and is ideal for children.

There is tremendous scope to extend the accommodation (Subject to permission). Other bungalows in the immediate area have gone into the roof so this bungalow has the potential become a very good size home. Also there is the potential to convert the garage subject to the relevant permissions.

We recommend a full viewing to appreciate this special property.

Services

All Mains

Council Tax band

TBC

EPC Rating

D

Tenure

Freehold



Outside

The bungalow stands in a commanding position in the very sought after residential area of Stallards, which is to the west side of Braunton. This means there is easy access to the superb beaches at Croyde and Saunton and Saunton also offers a renowned golf club with two championship courses. Although the village centres excellent amenities are close by, there is also the excellent Pixie Dell Stores to hand, ideal for those everyday needs.

Braunton is considered one of the largest villages in the country and caters well for its inhabitants with amenities comprising medical centre, dentist, Tesco's and Cawthorne's Stores, churches, public houses, restaurants, primary and secondary schools and a good number of local shops and stores. To the bottom of the road there is a bus stop which connects to the sandy beaches at Croyde and Saunton. The service also connects to Barnstaple,, the regional centre of north Devon. Here there a wide range of shopping, leisure and social amenities. There is access on to The North Devon Link Road which provides a convenient route to the M5 motorway at junction 27, whilst The Tarka Rail Line connects to Exeter in the South, which picks up the direct route to London.

