



TOTAL FLOOR AREA: 1196 sq.ft. (111.1 sq.m.) approx.  
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**Tidy 3 Bedroom Detached Bungalow**  
34 The Fairway, Braunton, EX33 1DZ

Asking Price

**£465,000**

- Immaculate Linked Bungalow
- No Onward Chain
- 2 Year Old Fitted Kitchen
- Wet Room, Lovely Gardens
- Efficient Climastar Electric Heating
- UPVC Double Glazing.
- 3/2 Bedrooms, 2 Receptions
- Garage and Off Road Parking
- Views to the Hills

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or email braunton@phillipsland.com

**Directions**

From Barnstaple proceed on A361 to Braunton. Continue to the very centre of the village and at the crossroads/ traffic lights turn left, signposted to Croyde. Continue on and take the last turning right into West Meadow Road, just before you leave Braunton. Take the first right into The Fairway and the property is at the very end, on the corner plot, with For Sale board erected.

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## Room list:

### Porch & Entrance Hall

**Living Room**  
4.80 x 4.38 (15'8" x 14'4")

**Dining Room**  
3.52 x 3.07 (11'6" x 10'0")

**Kitchen**  
3.55 x 3.16 (11'7" x 10'4")

**Bedroom 1**  
4.55 x 3.32 (14'11" x 10'10")

**Bedroom 2**  
3.15 x 3.02 (10'4" x 9'10")

**Bedroom 3/ Study**  
3.36 x 2.24 (11'0" x 7'4")

### Wet Room

**Garage**  
4.77 x 2.44 (15'7" x 8'0")

### Ample Off Road Parking

**Lovely Gardens Laid to 3 Separate Areas**

## Overview

We are delighted to offer to the market this very well presented and extended link detached bungalow which offers the advantage of NO ONWARD CHAIN. The property can, therefore, be occupied with the minimum of delay and expense. A full viewing is essential in order to appreciate the bright and well planned rooms and the lovely position within which the bungalow sits.

Built in the 1970's of traditional cavity construction the bungalow is of pleasing brick elevations under a concrete tiled roof and UPVC fascias. There is UPVC double glazing and easy to run and efficient CLIMASTAR electric heating with attractive natural stone look radiators. This system gives instant hot water when ever required. Therefore, this bungalow is very easy to look after and maintain. The accommodation flows nicely with an entrance porch and hall. There are 2 bedrooms to the front, both with built in wardrobes and bay windows. The wet room was installed by Living Needs and is well appointed. The kitchen was fitted 2 years ago by Wickes and incorporates plinth lighting, dish washer, washing machine, fridge, hob and double oven. From here there is a door to the garden. From the hall is the dining room which opens to a useful side study/ bedroom 3. The dining room opens into the extended sitting room. This is a lovely, bright room with bi folding doors which lets the light flood in and has a good open aspect to the hills and the back road to Georgeham.

This is a fine opportunity to acquire a very pleasant property in a sought after location surrounded by similar properties. It will make for an easy to run and very comfortable retirement home or, alternatively for a growing family. We recommend a viewing at the earliest opportunity to avoid disappointment!

The bungalow is situated to the edge of Branton and to the end of The Fairway which comprises similar style bungalows forming part of Saunton Park which is to the west side of Branton. This means access to the fine, sandy beaches at Saunton and Croyde is most convenient. These beaches are renowned for their quality of surf and are connected by a regular bus service which stops at the end of the road. Saunton also offers the Golf Club with 2 championship courses.

Close by is the Pixie Dell Convenience Store and Kingsacre primary school. Also a few minutes drive away is Branton Burrows, a UNESCO Biosphere in an AONB. This is the largest sand dune system in England which offers a huge area ideal for exercise and dog walking.

Branton is considered one of the largest villages in the country and the centre is an invigorating but level walk away. Here there is a wide range of amenities available including churches, pubs, coffee shops, restaurants and a good choice of local shops and stores. There is a Tesco super store and the family run Cawthorne's store in the village centre as well as butcher, greengrocer and hardware store. Close by is Kingsacre Primary School and Pixie Dell Stores. Branton Academy is on the Wrafton Road.

Barnstaple, the main north Devon town, is 5 miles away and connected by the bus service. Here there is further education at Petroc and a wider choice of shopping, leisure and social facilities including covered town centre shopping at Green Lanes and out of town shopping at Roundswell. There is a brand new leisure centre, The Tarka Tennis Centre, The Queen's Theatre and Scott's cinema.

Access to the M5 Motorway is via The North Devon Link Road at Junction 27 and The Tarka Rail Line connects to Exeter in the south which then picks up the direct route to London.

## Services

All Mains

## Council Tax band

C

## EPC Rating

F

## Tenure

Freehold

## Viewings

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

