



TOTAL FLOOR AREA: 1041 sq.ft. (96.8 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 is given as to their operability or efficiency can be given.  
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Asking Price

## Bungalow With Superb Garden

Mayfield South View, Braunton, Devon, EX33 2BB

**£550,000**

- 3 Bedrooms, 2 with Bay Windows
- Well Appointed 4 Piece Bathroom
- Fabulous Open Plan Kitchen/ Living
- Utility Room & Cloakroom
- UPVC Double Glazing & Gas Heating
- Off Road Parking To Front
- Very Convenient Location
- Mental Rear Garden!!
- DO NOT LET THE FRONT FOOL YOU

### Directions

From Barnstaple take th A361 to Braunton. Cotinue into the village and turn left into Barton Lane. Go down the road and turn left into South View. Follow the road around to the right and a little further on, the bungalow will be on the right with it's name plate by the door.

Looking to sell? Let us  
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for free!

Call 01271 814114

or email braunton@phillipsland.com

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## Room list:

### Entrance Hall

**Bedroom 1**  
3.50 x 3.50 (11'5" x 11'5")

**Bedroom 2**  
3.49 x 3.39 (11'5" x 11'1")

**Bedroom 3**  
3.47 x 3.38 (11'4" x 11'1")

**4 Piece Bathroom**  
2.80 x 2.03 (9'2" x 6'7")

**Open Plan Living Room & Kitchen**  
8.29 x 5.75 narr 4.08 (27'2" x 18'10" narr 13'4")

**Utility Room**  
2.41 x 1.55 (7'10" x 5'1")

### Cloakroom

### Off Road Parking To The Front

### Huge & Private Rear Gardens

## Overview

Don't let first impressions influence your thinking with this detached and extended 3 bedroom bungalow!! You can easily think this is just an ordinary bungalow and walk away. If you do, you will miss a very rare opportunity. What lies behind is something which you will almost find impossible to equal, especially in this good residential location. The garden to this property is very special and must be seen.

For those looking for a family home with large and private garden in the village centre, this is the one for you! It really is an oasis in itself. There is off road parking for 3 /4 cars to the front and side access to a rear patio, ideal for al fresco dining, as French doors open on to this area from the large Kitchen/ Living room. However, the patio then opens up to the garden area. This is laid mainly to lawn with many fruit trees and shrubs. There is a central pond with palm tree and well stocked flower beds. Furthermore, there is a summer house, sheds and greenhouse. The neighbouring properties are set well back and this allows for a very good degree of privacy to the majority of the garden.

The bungalow itself has been well extended to offer very comfortable family accommodation. There is the benefit of gas central heating and UPVC double glazing. The rooms flow nicely with stripped T&G flooring and attractive Suffolk Oak doors. There are 3 good size bedrooms with the 2 front bedrooms having bay windows. The 4 piece bathroom has been very tastefully appointed with tiled floor and part panelled walls. The hall opens into super, open plan kitchen, dining and living room which has been extend out. This has a shaker style kitchen with some built in appliances and part tiled walls. Further, there is a large island with breakfast bar and in set gas hob. The living area has a wood burner with attractive brick surround, slate hearth and wood mantle over. There are French doors which open nicely to the patio. From the kitchen area is a very useful utility room and cloakroom.

This will make for a very comfortable family home where there is ample of space for the children play safely and to get to amenities easily. Places like this rarely come to the market, so we recommend a viewing early to avoid disappointment.

## Outside

South View is a very sought after area of similar properties and is located just off Barton Lane. Bungalows in this location rarely come to the market, therefore, this is an excellent opportunity and we stress that viewing should be made as soon as possible in order to avoid disappointment.

Only a few minutes walk away are South Mead Primary School and Braunton Academy, so getting to school is quick and convenient. The village centre is close to hand and offers a wide range of amenities. A Tesco's super store is also close by, as is the bus stop with its service to the sandy beaches at Croyde and Saunton, 5 miles to the west and Barnstaple, the main north Devon town, 5 miles to the south east.

Braunton is considered to be one of the largest villages in the country and is close to Braunton Burrows, one of the largest dune systems in the country. It is a UNESCO Heritage Site and offers many square miles of walking dogs etc. Barnstaple is approximately 5 miles away and here a wide range of amenities can be found including banking, covered shopping in the town centre at Green Lanes and out of town shopping at Roundswell. There are excellent leisure facilities with a new Leisure Centre, Tarka Tennis Centre and also the Queens Theatre and Scotts Cinema. Saunton offers the renowned golf club with its 2 championship courses.

There is access onto The North Devon Link Road which provides a convenient route to the M5 motorway at junction 27 whilst The Tarka Train Line connects to Exeter in south which then picks up the main route to London.

## Services

All Mains

## Council Tax band

C

## EPC Rating

D

## Tenure

Freehold

## Viewings

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

