



TOTAL FLOOR AREA: 852 sq.ft. (79.2 sq.m.) approx.  
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## Detached 2 Bed Bungalow With Potential

2 Limetree Grove, Braunton, Devon, EX33 1HE

Asking Price

**£315,000**

- For Modernisation & Improvement
- Triple Aspect Living Room
- No Onward Chain
- Detached 2 Bedroom Bungalow
- Kitchen & Shower Room
- Maj Upvc D/G & Gas Heating
- 2 Porches & Inner Hall
- Detached Garage & Ample Parking
- EPC :TBC

### Directions

From Barnstaple proceed on the A361 to Braunton and carry on to the centre of the village. At the crossroads and traffic lights turn left signposted to Saunton and carry along this road. Pass the White Lion public house on the right hand side, continue on to the Saunton Road and Limetree Grove is on the left. The bungalow is then on the right hand side with for sale board erected.

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## Room list:

**Porch**  
3.05 x 1.24 (10'0" x 4'0")

**Kitchen**  
3.46 x 2.63 (11'4" x 8'7")

**Inner Hall & Porch**

**Living Room**  
5.46 x 3.49 (17'10" x 11'5")

**Bedroom 1**  
3.93 x 3.48 (12'10" x 11'5")

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

**Shower Room 2.29 x 2.02**

**Garage**

**Ample Parking to front & Side**

**Easy Rear Garden**

## Outside

Limetree Grove stands off the Saunton Road and is on an easy, almost level walk to the village centre. Being situated to the western side of Braunton means there is convenient access to the sandy beaches at Saunton and Croyde, about 2.5 & 5 miles respectively. They offer a superb day out and are renowned for their quality of surf by keen surfers and water sport enthusiasts. Saunton also offers an excellent golf club with two championship courses. A regular bus service connects to these beaches.

Close by is Braunton Burrows, the largest sand dune system in England. It is a UNESCO biosphere reserve and a great dog walking area. Braunton is a large village which caters well for its inhabitants with primary and secondary schools, restaurants, public houses and a health centre. There is the family run Cawthorne's Stores in the village centre, whilst a Tesco's superstore is to the edge of the village. The bus service also connects to Barnstaple, the regional centre of north Devon and which is approximately 5 miles to the south east. Here there are good covered shopping facilities in the town centre at Green Lanes and out of town shopping at Roundswell. There are excellent leisure and social facilities with a brand new leisure centre, Taka Tennis, Scott's cinema, Tenpin Bowling and The Queens' Theatre.

The North Devon Link Road provides a convenient route to the M5 Motorway at junction 27. The Tarka train Line takes you to Exeter and from here there is a direct rail route to London Paddington.



## Overview

This is a very good opportunity to acquire a modern, detached 2 bedroom bungalow which requires modernisation and updating. It will allow the new owner to place their own mark and ideas on the property, however, when done, it will make for an excellent and easy to run retirement home. Alternatively, subject to planning, it could be extended to form a good size home to accommodate a growing family.

An internal viewing is essential to appreciate the potential on offer. The bungalow has uPVC double glazing and gas fired central heating. To either side of the property is a porch, one of which is unusual as it doubles up as a W.C and which has a door to the outside! The main porch opens to the kitchen and from here there is access to the hall and the triple aspect living room is well proportioned. There are 2 double bedrooms with built in wardrobes and a good size shower room.

The bungalow stands on a level plot with very good off road parking and which is laid to attractive red brick. This extends to the side of the property and to a detached garage. The rear garden is west facing and, although needs maintenance, is easy to look after.

Bungalows in this location are always in good demand as is it level to the village centre and, being a cul de sac, has little passing traffic. Therefore, we recommend a viewing at the earliest opportunity to avoid disappointment as this bungalow is very likely to attract a keen level of interest.

## Services

All Mains Connected

## Council Tax band

C

## EPC Rating

D

## Tenure

Freehold

## Viewings

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

