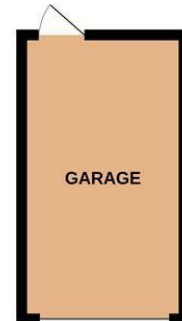


GROUND FLOOR  
1126 sq.ft. (104.6 sq.m.) approx.



TOTAL FLOOR AREA: 1126 sq.ft. (104.6 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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**Directions**

From Barnstaple proceed on the A361 to Braunton. Continue on to the very centre of the village at the crossroads and traffic lights turn left signposted to Croyde and Saunton. Continue along this road then take the turning into Kingsacre, on the right. Continue up the hill and take the last turning on the left to Fairlynch Lane. Then turn left into Fairlynch Grove and the bungalow will be in front of you to the bottom of the cul de sac.

**Looking to sell? Let us value your property for free!**

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or email braunton@phillipsland.com

**Bungalow With Views Over Braunton**

5 Fairlynch Grove, Braunton, EX33 1LU

Asking Price

**£495,000**

- 3 Bedrooms, 2 Bathrooms
- Good Size Living Room
- Lovely Conservatory With Views
- Kitchen With Some Appliances
- Delightful Gardens & Sun Deck
- Garage & Parking
- Upvc D/G & Gas Central Heating
- NO ONWARD CHAIN
- EPC: D

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract. Copyright 2016 Phillips Smith & Dunn. All rights reserved. Phillips Smith & Dunn is a name of P. S. & D. Limited. Our company registration number is 04753854 and we are registered in England and Wales.



## Room list:

### Porch & Hall

### Living Room

7.23 x 3.78 max (23'8" x 12'4" max)

### Kitchen

2.70 x 2.50 (8'10" x 8'2")

### Conservatory

5.68 x 2.27 (18'7" x 7'5")

### Bedroom 1

3.32 x 2.84 (10'10" x 9'3")

### En Suite Shower

### Bedroom 2

3.03 x 2.61 (9'11" x 8'6")

### Bedroom 3

2.63 x 2.39 (8'7" x 7'10")

### Wet Room

2.43 x 1.67 (7'11" x 5'5")

### Garage

6.06 x 2.70 (19'10" x 8'10")

### Parking Space

### Delightful gardens to 3 sides & Sun Deck

## Overview

We are delighted to offer to the market this detached modern 3 bedroom bungalow which offers NO ONWARD CHAIN. This very sought after cul de sac of Fairlynch Grove is set to the very edge of the village and being elevated means there are quite superb views on offer. Therefore, we recommend a full viewing at the earliest opportunity, not only to appreciate the fine position within which the property sits, but also the far reaching views which are on offer.

The bungalow sits amongst 8 other similar style houses and bungalows which rarely come to the market, so be quick! It will be ideal for those looking for an easy to run retirement home which has Upvc double glazing and gas fired central heating. The accommodation flows nicely with an entrance porch and hall. This has a useful store cupboard and further cupboard which houses the boiler and has plumbing for a washing machine.

The good size living room has a shallow bay window and patio doors to a large rear conservatory. This really takes advantage of the quite superb south facing views and leads out onto the raised sun deck. This is a most pleasant feature to the property and is a superb place to entertain or sit and enjoy the peace and the view with a drink. There are some trees and shrubs in the back garden which can be cut back to improve the view even further. The kitchen also has access to the conservatory. The main bedroom has the benefit of an en suite shower room and there are 2 further bedrooms and a wet room.

The bungalow stands on a generous yet easy to maintain plot with a drive to the side which provides off road parking and access to the garage. The gardens are delightful and are laid mainly to lawn to three sides. There is a pergola to the side with a wisteria and jasmine and this, too, is a pleasant area to sit and read. Here there is a useful shed. The rear garden has deep flower beds which are well stocked with a wealth of flowers and shrubs which provide plenty of colour.

In all, this really is a quite superb opportunity for the next owner to enjoy a home situated in an exclusive and sought after residential location, which is peaceful and enjoys a view only a few other locations in Braunton can offer.

## Outside

The property stands in an extremely pleasant and quiet cul de sac to the very edge of the north west side of Braunton. The cul de sac backs onto Fairlynch Lane and the fields beyond. Being to this side of Braunton means that access to the sandy beaches at Croyde and Saunton is very convenient, they are 3 and 5 miles away and Saunton also offers the renowned golf course with its 2 championship courses.

Braunton is a large and thriving village and caters well for its inhabitants with an excellent range of amenities including primary and secondary schools, a medical centre, churches, public houses, restaurants and a good number of local shops and stores. Braunton Burrows is only a few minutes drive away here there are many miles of superb walks ideal for exercising the dog.

Barnstaple, the regional centre of north Devon, is approximately 5 miles to the east and here a wider range of amenities can be found including covered shopping in the town at Green Lanes and out of town shopping at Roundswell. Further education is at Petroc College and social amenities include the brand new North Devon Leisure Centre, the Tarka Tennis Centre, Scott's Cinema and the Queens Theatre. There is access on to the North Devon link road which provides a convenient route to the M5 motorway at Junction 27. The Tarka rail line connects to Exeter in the south which then picks up the main London train to Paddington.

## Services

All Mains Connected

## Council Tax band

D

## EPC Rating

D

## Tenure

Freehold

## Viewings

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

