

GROUND FLOOR



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A Detached 3 Bedroom Bungalow In A Sought After Location

Guide Price

32 The Brittons, Braunton, EX33 2HF

£495,000

- 3 Double Bedrooms
- Kitchen W/Outlook Of Garden
- Convenient Location
- UPVc D/G & G/H
- South Facing Private Garden
- Viewing Necessary
- Light Living Room W/Bay Window
- Ample Off Road Parking & Garage
- EPC: TBC

Directions

From Barnstaple proceed on the A361 to Braunton. Continue virtually to the centre of the village, turning right just after the SQ Restaurant. Continue to the top of Heanton Street, turn right and then immediately left into The Brittons. Keep following the road round and number 32 The Brittons will be on your right.

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

Call 01271 814114
or email braunton@phillipsland.com

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Room list:

Entrance Porch

Hallway

Living Room

4.85 x 4.03 into bay window (15'10" x 13'2" into bay window)

Kitchen

3.9 x 2.6 (12'9" x 8'6")

Bedroom 1

3.6 x 3.02 (11'9" x 9'10")

Bedroom 2

3.55 x 3.0 (11'7" x 9'10")

Bedroom 3

3.6 x 1.95 (11'9" x 6'4")

Bathroom

2.1 x 1.65 (6'10" x 5'4")

Garage

4.95 x 2.45 (16'2" x 8'0")

Ample Off Road Parking

Private and Enclosed Garden

Overview

Phillips Smith & Dunn are delighted to bring to the market for the first time in nearly 20 years, 32 The Brittons. This 3 bedroom detached bungalow sits in this sought after location and within a short walk to the village.

Walking into the property you have a useful porch area before leading into the main hallway. The living room is light and spacious with the electric fireplace bring an excellent focal point with the bay window allowing plenty of natural light. There is also space for a dining table. The kitchen is well appointed with ample worktop space, room for an oven, space and plumbing for a dishwasher and a breakfast bar to enjoy a hot beverage all whilst benefiting from a pleasant outlook of the glorious south facing garden. There is also a useful utility room just off the kitchen which has space and plumbing a washing machine. The family bathroom is fully tiled with a 3 piece suite including the shower bath. All 3 bedrooms are a good sized which can accommodate double beds.

The bungalow benefits from a sunny south facing garden which is private and enclosed which would be ideal for anyone with pets or children. With the level lawn and well stocked shrubbery and plants this garden makes for a perfect place to soak in the sun and enjoy in the evening. There is also potential to extend into the garden (Subject to PP) which some of the neighbouring properties have done.

In all this is a lovely bungalow in a highly sought after location and we would recommend a viewing to appreciate the property in full.

The Brittons is a lovely area in which to live and offers easy access to the village centre. There are similar style bungalows in the area, the majority of which have been extended and changed and therefore, has attracted a mixture of buyer types. These range from families to retirement.

Braunton is one of the most sought after villages in the region and is considered one of the largest villages in the country. Therefore, it caters very well for its inhabitants with an excellent range of shops, schools and churches, public houses, coffee shops and local shops and stores. There is a regular bus service to the sandy beaches at Croyde and Saunton, where there is also the renowned golf club with its 2 championship courses.

Barnstaple, the regional centre of North Devon is approximately 5 miles to the south east and again connected by a regular bus service. Here a wider range of social and leisure facilities can be found as well as covered shopping at Green Lanes in the town centre and out of town shopping at Roundswell. There is a brand new leisure centre, Tarka Tennis Centre, Scotts 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 and here, there is also Tiverton Parkway Station which picks up the main rail route into London.

Services

All Mains Connected

Council Tax band

D

EPC Rating

D

Tenure

Freehold

Viewings

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

