

GROUND FLOOR  
1630 sq.ft. (151.4 sq.m.) approx.



TOTAL FLOOR AREA: 1630 sq.ft. (151.4 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 as to their operability or efficiency can be given.  
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**Very Spacious 4 Bedroom Bungalow**  
2 Shortacombe Drive, Braunton, Devon, EX33 1JD

Asking Price

**£575,000**

- Superb Detached Bungalow
- Spacious & Flowing Rooms
- UPVC D/G & Gas Central Heating
- Open Plan Kitchen & Living Space
- Living Room, Study & Utility Room
- Inner Hall & 4 Double Bedrooms
- 4 Piece Family Wet Room & En Suite
- Superb Gardens & Fine Open Views
- Delightful Tucked Away Position

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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 last right turn just before Lobb Fields. Continue to the top and follow around to the right, continue along and the bungalow is the one in the far left hand corner, with for sale board displayed.

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.  
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## Room list:

### Entrance Hall

**Living Room**  
4.98 x 3.31 (16'4" x 10'10")

**(Open Plan Kitchen/Dining/ Living Room)**  
6.93 x 6.82 (22'8" x 22'4")

**Dining Area**  
3.90 x 3.46 (12'9" x 11'4")

**Kitchen Area**  
4.21 x 3.39 (13'9" x 11'1")

**Family Area**  
4.53 x 2.78 (14'10" x 9'1")

**Study**  
1.51 x 1.38 (4'11" x 4'6")

**Utility**  
1.51 x 1.38 (4'11" x 4'6")

### Inner Hall

**Bedroom 1**  
3.80 x 3.07 (12'5" x 10'0")

### En Suite Shower

**Bedroom 2**  
3.42 x 3.20 (11'2" x 10'5")

**Bedroom 3**  
3.63 x 3.33 (11'10" x 10'11")

**Bedroom 4**  
3.80 x 3 (12'5" x 9'10")

**Large Family Wet Room**  
3.80 x 2.53 (12'5" x 8'3")

**Garage**  
4.87 x 2.43 (15'11" x 7'11")

### Delightful Gardens Surround The Property

### Views To The Burrows & Bideford Bay

This really is a very deceptive bungalow which has been thoughtfully extended to offer very light and airy rooms which is sure to appeal to those who want space and will suit as a family home or as a very comfortable retirement home.

Only when viewed can the bungalow be properly appreciated. It stands on a very good size corner plot in the very sought after location of Shortacombe Drive. It sides onto Fairlynch Lane and then open fields, enhancing the position further. This is such a quiet area and there are some quite superb views from the living room and gardens.

The bungalow was built in 1982 and is of traditional cavity construction with pleasing rendered elevations over a brick plinth all under a concrete interlocking tiled roof. There is the benefit of gas fired central heating and UPVc double glazing. It faces west, so there is great potential for solar panels. Furthermore, sub to pp, there is potential to extend the accommodation even further.

The rooms flow nicely throughout the bungalow. There is a good size entrance hall with built in store cupboards and a large inner hall which serves the 4 double bedrooms, two of which have built in wardrobes. The main bedroom has an en suite shower. The large, tiled 4 piece family wet room features underfloor heating and connects to bedroom 4. The living room has a wood burner and bi folding doors. This allows the room to flow into the open plan kitchen/ dining/ family room or, alternatively, to become a snug. The focal point of the property is the large, open plan dining, kitchen and family area which has been designed for entertaining. The vaulted ceiling lends a light and airy feel and French doors lead out to the rear patio and garden.

The gardens are delightful and well stocked with a shrubs, plants and trees. They surround the bungalow on 3 sides and offer an excellent degree of privacy with views over fields, over Braunton and on to Bideford Bay. To the rear is a large patio area, ideal for entertaining. There is a garage and parking space. Furthermore, there is rear access from Fairlynch Lane via gates to further parking space ideal for a caravan or boat.

The property stands in an extremely pleasant and quiet area to the west side of Braunton and forms part of the Saunton Park development. The bungalow backs onto Fairlynch Lane and the fields beyond which the bungalow and gardens overlook. Shortacombe Drive is a quiet road of private homes and benefits 2 bus stops within easy walking distance, as well as a convenience store. Kingsacre school is only a few minutes walk and, of course, the village centre is also very easily accessed.

Being to the west of Braunton means that access to the sandy beaches at Croyde and Saunton is very convenient 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

C

## Tenure

Freehold

## Viewings

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

