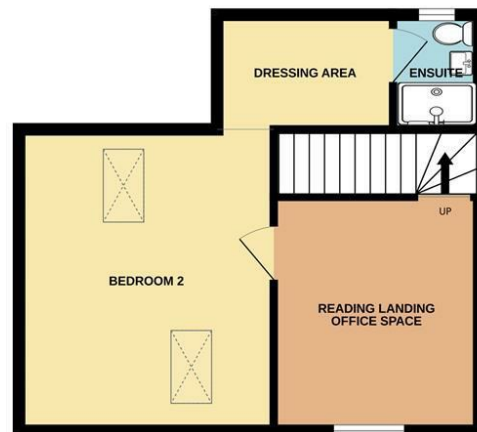


GROUND FLOOR

1ST FLOOR



5 LIMETREE GROVE, BRAUNTON

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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**Superbly Presented & Much Improved 3 Bed Bungalow** Guide Price  
5 Limetree Grove, Branton, EX33 1HE

**£427,500**

- Superbly Presented Home
- Open Plan Lounge Kitchen Diner
- Lovely Garden, Shed/Utility
- Modernised Throughout
- Underfloor Heating To GF
- Off Road Parking
- Stylish Modern Kitchen
- 2 En Suite Bedrooms
- EPC: Band D

**Looking to sell? Let us value your property for free!**  
Call 01271 814114  
or email branton@phillipsland.com

**Directions**

From Barnstaple proceed on the A361 to Branton. Carry on to the very centre of the village and at the crossroads and traffic lights turn left signposted Saunton. Continue along Caen Street passing the 'Cawthornes' village store and proceed into Saunton Road, upon passing Kings Acre on your right hand side, take the next turning on the left into Limetree Grove, proceed ahead where the property will be found on your left hand side.

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:

### Storm Porch

### Entrance Hall

3.99m x 1.14m (13'1 x 3'9)

### Master Bedroom

4.34m x 2.92m (14'3 x 9'7)

### En Suite Shower Rm

2.67m x 1.14m (8'9 x 3'9)

### Bedroom 3

3.61m x 3.33m (11'10 x 10'11)

### Open Plan Lounge/Kitchen/Diner

8.97m x 2.77m (29'5 x 9'1)

### First Floor

### Reading landing/Office space

### Bedroom 2

3.38m x 3.48m (11'1 x 11'5)

### Dressing Area

2.21m x 2.18m (7'3 x 7'2)

### En Suite Shower

2.18m x 1.17m (7'2 x 3'10)

### Store / Utility

### Superbly Presented

### 'No Onward chain'

### Viewing Essential

Phillips Smith & Dunn are delighted to offer to the market this most impressive and much improved 3 bedroom semi detached modern bungalow. This gem of a property has been the subject to somewhat of a major transformation over recent months to include full modernisation throughout along with an extension and furthermore an impressive loft conversion.

There are numerous improvements (too many in fact to mention) however in brief just a few include the installation of a new air source heat pump, providing underfloor heating to the ground floor along with new radiators to the first floor, the property has been re insulated over and above building regulation guidelines along with acoustic insulation. Furthermore, it has been subject to a full rewire, and has been re plumbed along with a newly fitted stylish kitchen and bathroom including 2 en suite shower rooms. There are newly fitted windows and doors to include a large aluminium bi folding door from the impressive open plan lounge kitchen diner. The property is also found to be tastefully decorated along with new floor coverings throughout. To the exterior there is off road parking on the newly laid tarmac driveway with pathway, patio, and newly laid lawn and brick built shed/utility. This superb property now provides extremely well planned and comfortable living accommodation which can only be fully appreciated upon a formal inspection.

Briefly the internal accommodation comprises attractive sage green composite entrance door under storm canopy leads into the entrance hall serving all rooms with staircase rising to the first floor. There are 2 ground floor bedrooms which both overlook the front elevation. The impressive master bedroom has the advantage of fitted wardrobes and has a well fitted contemporary 3 piece en suite shower room. The family bathroom has fully tiled walls and has been fitted with a modern white suite. The impressive 29' open plan lounge kitchen diner is located to the rear and extends the full width of the property. There is a bi folding door that leads directly out onto a paved patio and into the garden. The kitchen has a wide assortment of base and wall units finished with grey and white gloss door fronted units along with a large expanse of working surfaces with inset sink unit, induction hob with oven below, there are integral appliances to include fridge/freezer, dishwasher, and extraction canopy. There is a breakfast bar dining area incorporating extra useful storage, there is side access that leads to a covered storm porch. To the first floor the staircase opens to a lovely landing area considered perfect for those that work from home providing a pleasant reading/ office space with views to the Great Field and towards the Branton Burrows. From here there access to bedroom 2 having eaves storage and opens into the dressing room area and into the additional en suite shower room.

## Garden & Situation

Directly to the front is a private driveway providing off road parking for several vehicles with level lawn to the side. A paved pathway extends around the property and provides access to one side with timber garden gate and leads to the rear garden. This sunny facing garden is fully enclosed therefore, child and pet friendly. There is a paved patio area that provides the perfect space to relax and unwind and leads from the lounge diner therefore, is perfect for entertaining. The garden is to the majority laid to lawn with paved path leading to a useful store shed / utility, there is power and light connected along with space and plumbing for washing machine and further appliance.

Limetree Grove is an exceptionally sought after cul de sac of similar style properties and is located on the western edge of Branton, just off the Saunton Road. This is a level quiet location and therefore an easy walk to the village centre. Branton is considered one of the largest villages in the country and caters well for its inhabitants with a range of amenities including primary and secondary schooling, medical centre, library, Tesco store and local Cawthorne Store together with public houses, restaurants and a good number of local shops and stores. There is bus stop close by which offers access to the sandy beaches at Croyde and Saunton, together with the Golf Club at Saunton with its two championship courses. Barnstaple, the regional centre of North Devon is approximately 5 miles to the south east and here a wider range of amenities can be found as this is also connected by a regular bus service.

## Services

Mains water, drains and electric

## Council Tax

Band C

## EPC Rating

Band D

## Tenure

Freehold

## Viewings

Strictly by appointment with the Branton office (01271) 814114

