

GROUND FLOOR
973 sq.ft. (90.4 sq.m.) approx.



TOTAL FLOOR AREA: 973 sq.ft. (90.4 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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Detached Bungalow In Need Of Some Love
12 The Fairway, Braunton, Devon, EX33 1DZ

Asking Price

£399,950

- Bungalow Requiring Updating
- Tremendous Potential
- 3 Bedrooms, Bathroom & Sep WC
- Large Living Room, Kitchen
- Detached Garage & Car Space
- Gas Air Heating & UPVc D/G
- Lovely Level Lawned Gardens
- NO ONWARD CHAIN
- EPC: E

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or email braunton@phillipsland.com

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Room list:

Entrance Hall & Inner Hall

Living Room
6.10 x 3.26 (20'0" x 10'8")

Kitchen
3.28 x 2.88 (10'9" x 9'5")

Bedroom 1
3.42 x 3.08 into wardrobes (11'2" x 10'1" into wardrobes)

Bedroom 2
3.01 x 3 (9'10" x 9'10")

Bedroom 3
3.75 x 2.62 (12'3" x 8'7")

Bathroom & Sep WC

Garage
4.90 x 2.48 (16'0" x 8'1")

Off Road Parking & Open Plan Front Garden

Good Size Rear Garden

Overview

This detached 3 bedroom bungalow is offered for sale with full vacant possession as there is NO ONWARD CHAIN. This property is typical of it's age; offering space and a good size, south facing garden. The property does require updating but there is bags of potential here!! Only with a viewing can this be really appreciated.

The property was built in the 1970's and is of traditional cavity construction with pleasing part rendered and part brick elevations under a concrete interlocking pantile roof. There is the benefit UPVC double glazing and gas, warm air heating. There is plenty of scope to extend the accommodation (Sub to PP) as there is plenty of room in the rear garden and space to one side, behind the garage. When modernised and/or extended, it will make for a very comfortable retirement home or as an easy to run family property..

The rooms flow nicely with an entrance hall and inner hall. The double aspect living room has patio doors leading out in to the garden. This offers an open private aspect from the living room down through the garden. The kitchen is to the front of the bungalow, whilst the bedrooms, bathroom and separate WC are all off the inner hall.

The bungalow is approached from the drive, which offers off road parking and leads to the detached garage. There is an open plan front garden with lawn, a magnificent hydrangea and other plants and shrubs. There is access to the side and rear of the garage which opens to the good size rear garden. This is level and offers lots of space and a very good degree of privacy. It is mainly laid to lawn with flower beds and shrubs. The shrubs to the bottom of the garden are quite dense, so these can be cut back/ taken out to reveal more space. The garden offers potential to extend out or for a large sun room/ conservatory. (Sub PP).

The bungalow is situated to the edge of Braunton in The Fairway which comprises similar style bungalows forming part of Saunton Park, and this is to the west side of Braunton. This means access to the fine, sandy beaches at Saunton and Croyde is most convenient. These beaches are renowned for their quality of surf and are connected by a regular bus service which stops at the end of the road. Saunton also offers the Golf Club with 2 championship courses.

Close by is the Pixie Dell Convenience Store and Kingsacre primary school. Also a few minutes drive away is Braunton Burrows, a UNESCO Biosphere in an AONB. This is the largest sand dune system in England which offers a huge area ideal for exercise and dog walking.

Braunton is considered one of the largest villages in the country and the centre is an invigorating but level walk away. Here there is a wide range of amenities available including churches, pubs, coffee shops, restaurants and a good choice of local shops and stores. There is a Tesco super store and the family run Cawthorne's store in the village centre as well as butcher, greengrocer and hardware store. Close by is Kingsacre Primary School and Pixie Dell Stores. Braunton Academy is on the Wrafton Road.

Barnstaple, the main north Devon town, is 5 miles away and connected by the bus service. Here there is further education at Petroc and a wider choice of shopping, leisure and social facilities including covered town centre shopping at Green Lanes and out of town shopping at Roundswell. There is a brand new leisure centre, The Tarka Tennis Centre, The Queen's Theatre and Scott's cinema.

Access to the M5 Motorway is via The North Devon Link Road at Junction 27 and The Tarka Rail Line connects to Exeter in the south which then picks up the direct route to London.



Services

All Mains Connected

Council Tax band

D

EPC Rating

E

Tenure

Freehold

Viewings

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

