

GROUND FLOOR  
878 sq.ft. (81.5 sq.m.) approx.



TOTAL FLOOR AREA: 878 sq.ft. (81.5 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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Asking Price

**£365,000**

## Comfortable Detached Bungalow

4 Goodgates Road, Braunton, Devon, EX33 1DE

- Lovely 2 Bedroom Bungalow
- Sitting Room & Conservatory
- Garage & Off Road Parking
- NO ONWARD CHAIN
- Kitchen & Shower Room
- Popular Residential Location
- Very Comfortable Accommodation
- UPVc D/G & Gas Central Heating
- EPC: C

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Call 01271 814114

or email [braunton@phillipsland.com](mailto:braunton@phillipsland.com)

### Directions

From Barnstaple proceed along the A361 to Braunton. At the crossroads and traffic lights in the centre of the village turn left signposted to Saunton and Croyde. Continue along on to Saunton Road and take the third turning right into Kingsacre, just after the bus stop. Take the first left into Goodgates Road and the property will then be found a short distance on on the left hand side with a For Sale board clearly 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 Porch & Hall

**Living Room**  
4.24 x 3.93 (13'10" x 12'10")

**Kitchen**  
3 x 2.96 (9'10" x 9'8")

**Conservatory**  
2.96 x 2.81 (9'8" x 9'2")

**Bedroom 1**  
3.94 x 3.03 (12'11" x 9'11")

**Bedroom 2**  
3.45 x 3.02 (11'3" x 9'10")

**Shower Room**  
2.61 x 1.61 (8'6" x 5'3")

**Garage**  
4.92 x 2.44 (16'1" x 8'0")

### Off Road Parking

### Level Gardens Surround

This is a very good opportunity to buy a very comfortable detached bungalow which, although we await PROBATE, can be occupied without complication.

We recommend a full viewing in order to appreciate the light and airy rooms which benefit UPVc double glazing and mains gas central heating. The bungalow is of traditional cavity construction with rendered elevations under a concrete tiled roof. has easy wheel chair access to the front door where there is an entrance porch and hall which leads to a good size living room. This is to the front of the bungalow and has coved ceiling and an interconnecting door to the kitchen which has eye level oven and electric hob and a further door to a lovely rear conservatory. This overlooks the rear garden which offers a good degree of privacy. From the entrance hall there is also access to the 2 double bedrooms with the first having built in wardrobes. The shower room is nice fitted with full length screen and built in sink and WC unit.

The bungalow stands on a convenient and level plot which surrounds the property. There is access via double gates and stone pier capped pillars, both with small copper beech trees behind. The drive then provides off road parking and access to the attached side garage. There is further, gravelled off road parking area to the side of the drive. The gardens are principally laid to lawn with flower boarders and a maturing apple tree and flowering cherry.. There is a low perimeter wall to Goodgates Road and Crescent with flower beds well stocked with shrubs. The neighbouring boundaries are with high fencing and again with flower beds and some trees and shrubs.

In all, this is a super bungalow which is sure to appeal to those looking for a good retirement home situated in a popular residential area. We recommend a viewing at the earliest opportunity in order to appreciate the accommodation and location but also to avoid disappointment as property in this area always in good demand.

The property stands on a corner plot position in the ever popular Goodgates Road location which is to the west side of Braunton village and which forms part of Saunton Park. The immediate area comprises similar style bungalows. Close by is Kingsacre Primary School, a bus stop and Pixie Dell Stores which is ideal for those everyday necessities.

Being to the west side of Braunton means access to the sandy beaches at Saunton and Croyde is very convenient. These are only 3 & 5 miles distant and Saunton also offers the renowned golf club with its two championship courses. Braunton is a large village which caters well for its inhabitants with Tesco's superstore, primary and secondary schools, medical centre, churches, restaurants and a good number of local shops and stores.

Barnstaple, the regional centre of north Devon, is 5 miles to the east and is also connected by a regular bus service. Here a wider range of amenities can be found including further education, excellent covered shopping in Green Lanes to the town centre and out of town shopping at Roundswell. Social amenities include The Queens Theatre, a brand new leisure centre, tennis centre and Scott's Cinema.

From Barnstaple there is access onto The North Devon Link Road which provides a convenient route to the M5 motorway at Junction 27 Tiverton. Here there is also British Rail connection to Tiverton Parkway to London Paddington. The Tarka Rail line connects to Exeter in the south and from here there is also connection to London Paddington.



## Services

All Mains Connected

## Council Tax band

C

## EPC Rating

C

## Tenure

Freehold

## Viewings

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