



THE BRITTONS
TOTAL FLOOR AREA: 819 sq.ft. (76.1 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 is given as to their operability or efficiency on the date.
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Attractive 3 Bedroom Detached Bungalow
35 The Brittons, Braunton, EX33 2HF

Asking Price

£399,950

- 3 Bedrooms, Living Room
- UPVc D/G, Gas Central Heating
- Very Sought After Area
- Well Fitted Kitchen/ Breakfast Room
- Ample Parking
- Quiet Cul de Sac
- Shower Room
- Lovely, Easy To Keep Gardens
- Ideal Retirement Home

Directions

From Barnstaple proceed along the A361 to Braunton and at Wrafton bear right signposted to the North Devon Athletics Track and Heanton Punchardon. Continue along this road past Braunton School and onto the button roundabout. Here turn right into Lower Park Road taking the first turning on the right hand side into The Brittons. Bear left into the cul-de-sac at The Brittons and the property will then be found virtually to the bottom of the cul-de-sac on the right hand side with a For Sale board clearly displayed.

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

Living Room

5.51 narr 5.02 x 3.96 (18'0" narr 16'5" x 12'11")

Kitchen/Breakfast Room

4.55 x 3.2 narr 2.35 (14'11" x 10'5" narr 7'8")

Bedroom 1

4.10 narr 3.22 x 3.31 (13'5" narr 10'6" x 10'10")

Bedroom 2

3.40 x 3.07 narr 2.80 (11'1" x 10'0" narr 9'2")

Bedroom 3

3.05 x 2.57 (10'0" x 8'5")

Shower Room

2.10 x 1.69 (6'10" x 5'6")

Good Off Road Parking

Front & Rear Gardens

This is a very good opportunity to acquire a deceptive 3 bedroom detached bungalow located in the ever popular private cul de sac known as The Brittons. This is a quiet area and so will be an excellent retirement home and ideal for those wanting a home in a quiet yet easy to reach location.

An internal viewing is essential in order to appreciate the property and the position within which it sits. The bungalow stands to the top of the quiet cul de sac, so passing traffic is only really the residents themselves. There are similar bungalows, many of which have been extended and altered.

The rooms flow nicely with an entrance porch which opens to the good size living room which has an attractive stripped and stained wood floor and a living flame, coal effect gas fire. The central hall has an airing cupboard and another for storage. There are 3 bedrooms, a shower room and a nicely fitted kitchen/ breakfast room. Here there are built in appliances of gas hob, electric oven and filter fan over and plumbing for dishwasher, washing machine and space for a tumble dryer. French doors lead out to the rear garden.

The garden is laid to patio and chippings for ease of maintenance and is on 2 levels. There is a further decked area which is an ideal area to sit and enjoy the evening sun. There are useful sheds and access either side to the front. One side is quite wide and ideal for possible further parking.

The bungalow is of traditional cavity construction with rendered elevations and some wood cladding to the front. There is the benefit of gas central heating, UPVc double glazing and ample parking. The front garden has a lawn, palm tree and flower beds.

In all, this is a lovely and conveniently situated bungalow which must be seen at the earliest opportunity to avoid disappointment.

The bungalow forms part of the ever popular area of The Brittons, just off Wrafton Road which offers very convenient access to the village centre amenities, primary and secondary schools. This is a private road of varying styles and size properties with a nice mixture of retired and families making it a lovely area in which to reside. Indeed, many have done so for many years.

However, it is the convenient location which is the real attraction being only a short walk from the village centre with its many amenities to hand. Braunton is a good size village which caters well for its inhabitants including Tesco super store, family run Cawthorne's store, Medical Centre, churches, pubs and many local shops and stores. There is easy access to the sandy beaches at Croyde & Saunton where there is also the renowned golf club with its two championship courses. A regular bus service from the village centre connects to the beaches.

Whilst the beaches at Saunton and Croyde offer excellent surfing and water sport facilities, there other beaches close by including Putsborough Sands and Woolacombe. There is access to the South West Coast Path which provides many miles of superb walks, especially the Tarka Trail to Barnstaple which hugs the Taw Estuary. Braunton also has an active bowls club

Barnstaple, the regional centre of north Devon, is 5 miles to the east and is also connected by the regular bus service. Here, there are a wide range of amenities with covered town centre shopping at Green Lanes and out of town shopping at Roundswell with its many superstores. Sport & leisure facilities include The Tarka Tennis Club, a brand new North Devon Leisure Centre and The Queens Theatre.

There is access 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 and this picks up the direct route to London Paddington.

In all, this really is a most pleasant and very well presented home which we thoroughly recommend viewing.

Services

All Mains Connected

Council Tax band

D

EPC Rating

Tenure

Freehold

Viewings

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

