



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 misstatement. 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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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.

Services

All Mains Connected

Council Tax band

D

EPC Rating

Tenure

Freehold

Viewings

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

