



TOTAL FLOOR AREA: 1585 sq.ft. (147.3 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 can be given.
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3 Bed Bungalow

21 Saunton Road, Braunton, EX33 1HD

Guide Price

£537,000

- 3 Bedrooms, 2 Bathrooms
- Workshop Area & Utility Room
- Enclosed South Facing Gardens
- Superb Open Plan Living
- Retro English Rose Kitchen
- Very Convenient Location
- Over 9m Long Garage, Utility
- UPVc D/g & Gas Central Heating
- Viewing is Essential

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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This is a wonderful opportunity to acquire a hugely deceptive bungalow which offers bright and spacious open plan accommodation. This is ideal for a growing family and is ideally located for easy access to primary schools, the village with its amenities and to the superb beaches ate Saunton & Croyde. There are many features including attractive stripped/ stained floors, column style radiators and Suffolk Oak style doors.

The present owners have thoughtfully extended the bungalow so it now offers well planned 3 bedroom accommodation which has the benefit of UPVc double glazing and gas fired central heating. You enter the property via a good size entrance porch which allows plenty of space to come in from the wet and this opens to the 'L' entrance hall. The 3 bedrooms are all double aspect and bedroom 2 has built in wardrobes. The main bedroom has a bay window with a seat/ storage and a well appointed en suite shower room. The family bathroom is in white with floating basin and metro tiles.

The open plan kitchen & living space is remarkable. This is to the rear of the bungalow and is south facing, so take full advantage of the sunny aspect. The sunlight floods into the room via the full height, south facing window, the four large velux windows and the west facing bi folding doors which take you out onto the sun deck. The bespoke kitchen has original English Rose base, drawer and wall cupboard units with stainless steel & hand made concrete work surfaces.

The attached garage will accommodate long vehicles, boats and equipment. Being over 9 meters long, it opens at the end to a very useful workshop area which then has a door to the useful utility room. This top part of the garage could easily convert to an other bedroom, if required. The bungalow sits on a level plot with good off road parking to the front and side access to the rear garden. This offers a good degree of privacy and is laid mainly to lawn. There is a sun deck from the living area and this is ideal for entertaining. There is a further seating area to one corner which is laid to gravel and is a lovely area to unwind from the day, or to enjoy a morning coffee. There is also a decent timber summer house with double doors.



The bungalow stands just off the Saunton Road with excellent parking facilities to the front and is on an easy, almost level walk to the village centre. As it is situated to the western side of Braunton, this means there is easy access to the sandy beaches at Croyde Bay & Saunton Sands. Both are renowned for their quality of surf whilst Saunton is also has and excellent golf club with its two championship courses..

Close by is Braunton Burrows, the largest sand dune system in England. It is a UNESCO biosphere reserve and a great dog walking area and to exercise. Braunton caters well for its inhabitants with primary and secondary schools, restaurants, public houses and a health centre. There is the family run Cawthorne's Stores in the village centre, whilst a Tesco's superstore is to the edge of the village.

The bus service connects to Barnstaple, the regional centre of north Devon, which is approximately 5 miles to the south east. Here there are good shopping facilities in the town centre at Green Lanes and out of town shopping at Roundswell where there is a good choice of superstores. There are excellent leisure and social facilities with a brand new leisure centre, Taka Tennis, Scott's cinema, Tenpin Bowling and The Queens' Theatre.

The North Devon Link Road provides a convenient route to the M5 Motorway at junction 27. The Tarka train Line takes you to Exeter and from here there is a direct rail route to London Paddington.

Room list:

Entrance Porch & Hall

Kitchen Area
3.60 x 3.21 (11'9" x 10'6")

Living/ Dining Area
6.32 x 5.12 (20'8" x 16'9")

Bedroom 1
4.56 narr 3.85 x 3.37 (14'11" narr 12'7" x 11'0")

En Suite Shower

Bedroom 2
4.25 x 2.89 (13'11" x 9'5")

Bedroom 3
2.96 x 2.85 (9'8" x 9'4")

Family Bathroom

Workshop Area
3.70 x 1.44 (12'1" x 4'8")

Utility Room
2.62 x 1.60 (8'7" x 5'2")

Tandem Garage
9.23 x 3.70 (30'3" x 12'1")

Off Road Parking To The Front

Sun Deck and Summer House

Enclosed South Facing Private Gardens

Services

All Mains Connected

Council Tax band

C

EPC Rating

D

Tenure

Freehold

Viewings

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

