

GROUND FLOOR



27 KINGSACRE, BRAUNTON

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An Immaculately Presented 2 Bedroom Bungalow

27 Kingsacre, Branton, EX33 1BN

Guide Price

£459,950

- Superbly Presented Bungalow
- Well Planned Accommodation
- Stylish Kitchen & Bathrooms
- Modern Open Plan Lounge Diner
- 2 Double Bedrooms
- Master Bed With En Suite WC
- Beautiful Sunny Facing Garden
- Garage & Off Road Parking
- EPC: Band D

**Looking to sell? Let us
value your property
for free!**

Call 01271 814114

or email branton@phillipsland.com

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Room list:

Entrance Porch

2.18m x 0.99m (7'2 x 3'3)

Lounge Diner

7.09m x 4.85m into bay (23'3 x 15'11 into bay)

Kitchen

3.10m x 2.87m (10'2 x 9'5)

Breakfast Room

3.12m x 1.57m (10'3 x 5'2)

Inner Hall

3.10m x 0.91m (10'2 x 3'0)

Bedroom 1

6.20m x 3.12m max (20'4 x 10'3 max)

En Suite WC

1.42m x 1.14m (4'8 x 3'9)

Bedroom 2

4.04m x 3.58m (13'3 x 11'9)

Shower Room

3.12m x 1.96m (10'3 x 6'5)

Utility Room

2.36m x 1.70m (7'9 x 5'7)

Garage

5.18m x 2.57m (17'0 x 8'5)

Superbly Presented Throughout

Well Planned Accomodation

Splendid Sunny Garden

Phillips Smith & Dunn are delighted to offer to the market this exceptionally well presented 2 bedroom link detached bungalow. This impressive property offers well planned and deceptively accommodation that can only be fully appreciated upon a formal viewing. The property benefits from full brick elevations, PVC double glazing, gas fired central heating therefore, is considered an easy to maintain property. It is found to be tastefully decorated throughout and has the added advantage of having 'No onward chain'. The property stands on a good size plot with off road parking leading to the attached garage. The sunny facing and enclosed garden to the rear is a particular fine feature that enjoys a sunny facing aspect and enjoys a good degree of privacy.

Briefly the internal accommodation comprises entrance porch with inner door that opens into the impressive open plan lounge diner. This delightful dual aspect room allows plenty of natural light to flood into the room that has a large bay window, An attractive wood burning stove stands within the room that sits on a slate hearth with brick surround and timber mantle surround provides a striking focal point to the room. The kitchen breakfast room is located to the rear and enjoys a pleasant outlook overlooking the rear garden. The kitchen has ample base and wall units finished with modern white high gloss door fronted units. There are ample working surfaces with inset sink unit, there are integral appliances to include fridge, slimline dishwasher, washing machine and Rangemaster cooker with extraction canopy above. There is a secondary entrance door leading to the front of the property along with a sliding door that provides convenient access out into the garden. From the inner hall there is access to both bedrooms and to the shower room. The master bedroom is a generous double room having the advantage of an en suite WC with wash basin furthermore, there is a sun room conservatory leading from the bedroom that enjoys a splendid view. Bedroom 2 is also a good size double room located at the front of the property. The shower room comprises of a white modern suite to include a shower enclosure, WC and inset wash basin onto vanity unit stylishly finished with modern metro wall tiles. Lastly there is the benefit of a utility room situated to the rear of the garage that has an integral fridge & freezer and has space for a tumble drier.

To the front there is a well manicured lawn with established plants and shrubs. There is a spacious private driveway providing off road parking for several vehicles leading too the attached garage with an up and over door and has power light connected. There is side access leading to the enclosed sunny rear garden. This is a really lovely feature of the property and has been lovingly maintained by the current owners. There are paved pathways that wrap around the lawn leading to an attractive patio situated to one corner, there are with raised flower borders with railway sleeper edging, this private part of the garden is a true sun trap. There are numerous flower borders stocked with a wide variety of established plants and mature shrubs.

Services

All mains connected

Council Tax

Band D

EPC Rating

Band D

Tenure

Freehold

Viewings

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

