

#### **GROUND FLOOR**



### **Directions**

From Barnstaple proceed on the A361 to Braunton. Continue through to the very centre of the village and at the cross roads and traffic lights turn left signposted to Croyde and Saunton. Continue along Caen Street passing the White Lion Pub on the right hand side. Proceed ahead passing the the entrance to Sharlands Lane on your and take the next turning on your right into Kingsacre. Continue along this road for approximately 100 yards where number 27 is found on your left hand side.

Looking to sell? Let us value your property for free! Call 01271 814114 or email braunton@phillipsland.com

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# An Immaculately Presented 2 Bedroom Bungalow £459,950

27 Kingsacre, Braunton, EX33 1BN

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

Guide Price

• EPC: Band D

Braunton 01271 814114 • Barnstaple 01271 327878 www.phillipsland.com braunton@phillipsland.com





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

# **EPC** Rating

Band D

### **Tenure**

Freehold

## Viewings

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





## Situation

Kingsacre is a highly sought residential location of similar style bungalows, many of which have been extended and altered. There is easy level access to the village centre whilst only a few minutes walk away is the very handy Pixie Dell Stores, ideal for those everyday necessities.

To the west are the sandy beaches of Croyde and Saunton, where there is also the renowned golf club with its 2 championship courses. This is connected by a regular bus service and the bus stop is literally a stones throw away from the property. Braunton is a lovely village which caters well for its inhabitants with an excellent range of amenities including medical centre, opticians, public houses, churches, primary and secondary schooling, restaurants and a good number of coffee houses and local shops and stores.

Barnstaple, the regional centre, is 5 miles to the east and is also connected by the regular bus service. Here there are a wider range of amenities to hand including covered shopping at Green Lanes, out of town shopping at Roundswell and many social and leisure facilities including the new Leisure Centre, the Tarka Tennis Centre, cinema and The Queens Theatre.

The Tarka Rail Line connects to Exeter in the South which futher connects to London (Paddington),† The North Devon Link Road provides a convenient route to the M5 motorway at junction 27, Tiverton. Tiverton Parkway also picks up the main rail route to London.

This is an excellent opportunity to acquire a modern bungalow which would suit a variety of needs and purposes. Braunton is surrounded by the most delightful countryside and a few minutes to many of North Devon's most famous golden sandy beaches and the Tarka Trail which offers many miles of delightful walks along the estuary to Barnstaple.

## Room list:

#### **Entrance Porch**

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

#### **Lounge Diner**

 $7.09m \times 4.85m$  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

 $3.10m \times 0.91m (10'2 \times 3'0)$ 

#### 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

