

GROUND FLOOR
816 sq.ft. (75.8 sq.m.) approx.



TOTAL FLOOR AREA : 816 sq.ft. (75.8 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 as to their operability or efficiency can be given.
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Directions

From Brunton centre, proceed on A361 to Ilfracombe. Pass through Knowle and past West Down. At Mullacott Cross roundabout, turn left signposted to Woolacombe. Proceed along Station Road, passing the service station on your right. Follow down to the sharp S bend into Beach Road and pass the Royal Hotel on your right. Take the next right hand turn into Springfield Road. Go up and bear right into Chichester Park. Proceed up the hill and bear immediately right into the first cul de sac: Odd Numbers 13/23. The property will then be found at the end of the cul de sac on the left.

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

Call 01271 814114

or email braunton@phillipsland.com

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Very Large Plot & Outstanding Views

23 Chichester Park, Woolacombe, EX34 7BZ

Offers Over

£665,000

- FOR SALE BY INFORMAL TENDER
- TENDER DATE: NOON, 16th MAY 2025
- Requires Updating & Modernisation
- Superb Potential To Extend (Sub pp)
- 3 Double Bedrooms, Shower & Sep WC
- Living Room, Kitchen/ Breakfast Room
- Very Large Corner Plot For Extending
- Outstanding Views to the Ocean
- EPC:D



FOR SALE BY INFORMAL TENDER. BIDS TO BE RECEIVED BY NOON ON FRIDAY 16th May 2025
AT OUR OFFICE: 7, THE SQUARE, BRAUNTON. EX33 2JP.

This is an excellent opportunity to acquire a detached bungalow which requires modernisation and improvement. However, there is bags of potential as the property sits on a very large plot and so there is plenty of space to extend (Subject to PP). There are stunning ocean views and ample parking making this an ideal opportunity to place ones own mark, improve and enhance this property to turn it into a stunning home in a spectacular position.

The bungalow was built by Messers. Lovell Homes to traditional cavity construction with rendered elevations all under a concrete interlocking tiled roof. There are is of similar properties the majority of which have been changed and extended. There is gas central heating and UPVc but the main feature, aside the view, is the very large plot for this location. The corner site is overgrown to the semi circular bank and this graduates up to the side of the property. This area offers tremendous potential and here there are even better views of the coast and ocean. To extend the bungalow (sub to PP) into this area would really make this one of the best properties on Chichester park due to it's position and outlook.

The accommodation is eminently livable but requires modernisation and improvement and is screaming to be extended into the side garden area. This will not take any of the garden away as there is a further garden to the opposite side and this is mainly lawn and shrubs so it is quiet and private. There is a garage to the lower area of the bungalow with parking to the front whilst to the side is further dedicated off road parking. There is further lawned garden behind and this adjoins the side garden.

Property of this type and location, which offer so much potential are rare to find, so we recommend a full viewing to appreciate what this property has tp offer.

Services

All Mains Connected

Council Tax band

E

EPC Rating

D

Tenure

Freehold

Viewings

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

