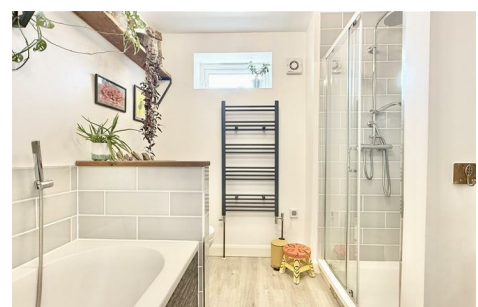
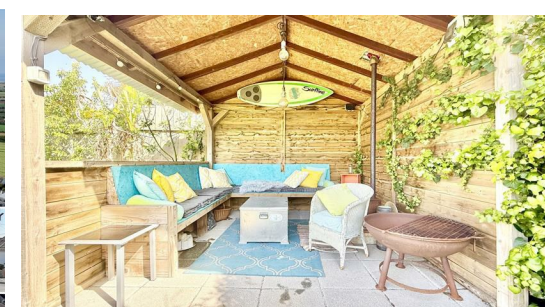




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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## A Well Presented 5 Bedroom Detached Chalet Bungalow

6 West Park, Branton, Devon, EX33 1EY

Guide Price

**£590,000**

- A 5 Double Bedroom Detached Chalet Bungalow
- Close To Village Centre
- Well Presented Throughout
- A Good Sized Plot
- Close To The Great Fields
- Workshop/Store
- Ample Off Road Parking
- A Large Open Plan Kitchen/Diner/Living Room
- EPC:

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Welcome to this deceptively spacious and beautifully presented five-bedroom detached chalet bungalow, ideally situated in the highly desirable West Park area of Braunton.

Positioned on a generous plot with a large, enclosed rear garden, this superb family home is just a short, level walk from the village centre, offering both convenience and a sought-after setting. To the front, the property boasts ample off-road parking for multiple vehicles.

Upon entering, you're greeted by a practical entrance porch with plenty of space for coats and shoes. To the right, a bright and inviting living room features an attractive bay window that floods the space with natural light, complemented by a charming wood-burning stove which is the perfect focal point for cosy evenings.

At the heart of the home lies a stunning open-plan kitchen/dining/living area. This expansive space benefits from skylights and nearly full-width tri-folding doors that open onto the rear garden, creating a seamless indoor-outdoor feel. The contemporary kitchen is thoughtfully designed with extensive cupboard and worktop space, a movable island, and a layout ideal for entertaining family and friends. Just off the kitchen is a versatile utility/shower room with direct access to the garden which is perfect for busy family life.

The ground floor offers three generous double bedrooms and a stylish four-piece family bathroom. Upstairs, you'll find two further spacious double bedrooms and a modern shower room, making this home perfectly suited for a growing family or multi-generational living.

Outside, the rear garden is a true highlight is the level lawn that is both private and fully enclosed, ideal for children and pets. A well-equipped workshop/store with electricity provides excellent storage or hobby space, while the open summer house also has power, offers an idyllic spot to unwind and enjoy the outdoors.

Viewings are highly recommended to fully appreciate the space, versatility, and charm this wonderful property has to offer.

## Services

All Mains Connected

## Council Tax band

E

## EPC Rating

D

## Tenure

Freehold



West Park is set off Second Field Lane which is off First Field Lane, in an extremely convenient position to the village centre which is only a few minutes walk away. Braunton is considered one of the largest villages in the country which caters well for its inhabitants with an excellent range of amenities including primary and secondary schools, churches, medical centre, library, Cawthorne's Store, Tesco Superstore, and a good number of restaurants, coffee houses, shops and stores.

Approximately 4 miles to the west are the sandy beaches of Croyde and Saunton where there is also the renowned golf club with its two championship courses. There is a bus stop close by, which has a regular service to the beaches and to Barnstaple, the regional centre of north Devon. This is approximately 5 miles to the east and offers a wider range of shopping facilities including covered shopping to the town centre at Green Lanes and out of town shopping at Roundswell. There is a brand new leisure centre whilst also there is also the Tarka Tennis Centre, Scott's Cinema and the Queens Theatre.

The North Devon Link Road offers a convenient link to the M5 Motorway at junction 27. The Tarka Rail Line connects to Exeter which then picks up the direct route to London.



## Room list:

Porch

Entrance Hall

Living Room

4.33 max into bay x 3.94 (14'2" max into bay x 12'11")

Kitchen/Diner/Living Room

7.93 max x 5.46 max (26'0" max x 17'10" max)

Utility/Shower Room

3.08 x 1.50 (10'1" x 4'11")

Downstairs Bathroom

2.69 x 2.50 (8'9" x 8'2")

Bedroom 1

4.46 max x 2.90 max (14'7" max x 9'6" max )

Bedroom 2

3.64 x 3.02 (11'11" x 9'10")

Bedroom 3

3.62 x 2.88 (11'10" x 9'5")

Bedroom 4

4 .74 max into cupboard x 4.50 (13'1" .242'9" max into cupboard x 14'9" )

Bedroom 5

3.39 x 2.89 (11'1" x 9'5")

Workshop/Store

4.30 max x 3.94 max (14'1" max x 12'11" max )

Store

2.48 x 2.40 (8'1" x 7'10")

Ample Off Road Parking