



GROUND FLOOR 880 sq.ft. (81.8 sq.m.) approx.



TOTAL FLOOR AREA: 880 s.g.ft. (§1.8 s.g.m.), approx.

Whilst every attempt has been made to ensure the accuracy of the floorpinal contained here, measurements of doors, windows, rooms and any other terms are approximate and no responsibility is taken for any error, omission or mis-statement. This plant is for illustrative purpose 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 Made via Meropics (2025).



#### **Directions**

From Barnstaple proceed along the A361 to Braunton. At the crossroads and traffic lights in the centre of the village turn left signposted to Saunton and Croyde. Continue along on to Saunton Road and take the third turning right into Kingsacre, just after the bus stop. Take the first left into Goodgates Road and carry on. Goodgates Grove will then be on the right with the bungalow half way down on the left with for sale board displayed.

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

Call 01271 814114
or email braunton@phillipsland.com

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2 Bedroom Bungalow In Quiet Cul de Sac

Sans Souci, 5 Goodgates Grove, Braunton, EX33 1DQ

- Lovely 2 Bedroom Bungalow
- UPVC D/G & Gas Fired Heating
- Kitchen, Garage & Parking
- Potential To Extrend (Sub PP)
- Living Room & Garden Room
- Well Stocked Level Gardens
- Quiet Cul de sac Location
- 4 Piece White Suite Bathroom

£379,950

• EPC: D

Braunton 01271 814114 • Barnstaple 01271 327878
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We are delighted to offer to the market this well presented detached 2 bedroom bungalow which can be occupied with the minimum of fuss and delay. There is the benefit of UPVc double glazing, gas fired radiator central heating and cavity insulation. The bungalow stands on a level plot with pleasant west facing rear garden.

The bungalow is in the quiet cul de sac of Goodgates Grove and was built around early 1970's with tradition cavity construction, attractive part rendered, part brick and part dressed stone elevations all under a concrete tiled roof. The road is quiet as there is no passing traffic and is made up of similar bungalows, some of which have been altered and extended. There is potential to extend San Souci, sub PP, as there are good size rear and side gardens.

The rooms are bright and flow well and the wide, long entrance hall welcomes you in. The double aspect living room has a large picture window and gas fire. The 2 bedrooms are both double size and have built in wardrobes. The white bathroom is 4 piece and has part tiled walls. The kitchen overlooks the garden and connects to the side garden room. This is a lovely area to sit and unwind. There is a door out to the garden and a door to the attached garage.

The gardens surround the property with a drive offering off road parking and leads to the garage. To the front there is a lawned garden with well stocked flower beds and an apple tree. There is access either side of the bungalow to the rear garden. The area to one side of the bungalow is of a reasonably good size and here there is possibility to extend, sub to PP. The rear garden faces west and so gets a good deal of sun. The garden is level, with lawns and a good size patio where you can dine al fresco, as the garden offers a good deal of privacy.

This is a really comfortable home which, although needs some updating, will be of interest to all types of buyers who are looking for a home in a quiet and convenient position. We thoroughly recommend a full viewing to appreciate what the bungalow has to offer and the potential to extend (Sub PP).



The property stands on a good size level plot in the ever popular Goodgates Grove cul de sac location which is to the west side of Braunton village and which forms part of Saunton Park. The immediate area comprises similar style bungalows. Close by is Kingsacre Primary School, a bus stop and Pixie Dell Stores which is ideal for those everyday necessities.

Being to the west side of Braunton means access to the sandy beaches at Saunton and Croyde is very convenient. These are only 3 & 5 miles distant and Saunton also offers the renowned golf club with its two championship courses. Braunton is a large village which caters well for its inhabitants with Tesco's superstore, primary and secondary schools, medical centre, churches, restaurants and a good number of local shops and stores.

Barnstaple, the regional centre of north Devon, is 5 miles to the east and is also connected by a regular bus service. Here a wider range of amenities can be found including further education, excellent covered shopping in Green Lanes to the town centre and out of town shopping at Roundswell where there is a wide choice of super stores. Social amenities include The Queens Theatre, a brand new leisure centre, tennis centre and Scott's Cinema.

From Barnstaple there is access onto The North Devon Link Road which provides a convenient route to the M5 motorway at Junction 27 Tiverton. Here there is also British Rail connection to Tiverton Parkway to London Paddington. The Tarka Rail line connects to Exeter in the south and from here there is also connection to London Paddington.

#### Room list:

**Entrance Hall** 5.39 x 1.49 (17'8" x 4'10")

Living Room 4.39 x 3.83 (14'4" x 12'6")

**Kitchen** 3.18 x 2.88 (10'5" x 9'5")

**Garden Room** 2.71 x 1.69 (8'10" x 5'6")

**Bedroom 1** 3.40 x 3.33 (11'1" x 10'11")

Bedroom 2 3.40 x 3.16 (11'1" x 10'4")

**4 Piece Bathroom** 2.45 x 1.68 (8'0" x 5'6")

**Garage** 4.92 x 2.78 (16'1" x 9'1")

Off Road Parking

**Good Size Front & Side Gardens** 

West Facing Rear Garden with Patios, Lawn & Shrubs

### Services

All Mains Connected

# Council Tax band

# EPC Rating

### Tenure

Freehold

## Viewings

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



