

GROUND FLOOR



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Directions

From Barnstaple proceed on the A361 to Braunton continue to the very centre of the village. At the traffic lights turn left signposted to Croyde and Saunton and continue along this road. Continue on the Saunton Road taking the last turning on the right before leaving the village into West Meadow Road. Continue up the road taking the second turning on the right into Homer Road and the property will be then be found a short distance along on the left hand side.

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

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A Well Presented 3 Bedroom Semi Detached Bungalow

24 Homer Road, Braunton, EX33 1DS

- Well Presented Bungalow
- 3 Double Bedrooms
- Garage & Off Road Parking
- In A Sought After Location
- Double Aspect Living Room & Dining
 NO ONWARD CHAIN

Guide Price

£400,000

- Good Sized Front & Rear Gardens
- Short Drive To The Beach
- EPC: D









Phillips Smith & Dunn are delighted to bring to the market this well-presented three-bedroom semi-detached bungalow, available for the first time since it was built. Nestled in the ever-popular and sought-after Homer Road within Saunton Park, this attractive home enjoys offroad parking for multiple vehicles, a garage, and a generous plot.

The current owner has tastefully modernised and maintained the property in recent years, creating a comfortable and welcoming living space. To the front, you're greeted by a charming south-facing lawn with raised flower beds, perfect for enjoying the sun throughout the day.

Upon entering, a useful entrance porch provides ample space for coats and shoes before leading into a spacious, double-aspect living room that's flooded with natural light and offers a pleasant outlook over the front garden.

The well-equipped kitchen features generous worktop and cupboard space, a built-in gas hob, inset oven, 1.5 stainless steel sink with swanneck tap, and a skylight for additional natural light. The adjacent dining room provides direct access to the rear garden via patio doors

and also connects to the rear of the garage, offering practical indoor-outdoor flow.

There are three good-sized double bedrooms, each benefitting from built-in wardrobes, making this an ideal home for families, downsizers, or those seeking single-level living. The shower room is an attractive three piece suite with tiling throughout.

The private, enclosed rear garden combines patio and lawned areas, ideal for alfresco dining, entertaining, or simply relaxing in a secure setting perfect for pets and children.

A viewing is highly recommended to fully appreciate all that this delightful bungalow has to offer.

Services

All mains connected.

Council Tax band

EPC Rating

D

Tenure

Freehold











The house is situated to the west side of Braunton to the end of Homer Road which comprises similar style bungalows and houses and which form part of Saunton Park. This means access to the fine, sandy beaches at Saunton and Croyde is most convenient. These beaches are renowned for their quality of surf and are connected by a regular bus service which stops at the end of the road. Saunton also offers the Golf Club with 2 championship courses. Close by is the Pixie Dell Convenience Store and Kingsacre primary school. Also a few minutes drive away is Braunton Burrows, a UNESCO Biosphere in an AONB. This is the largest sand dune system in England which offers a huge area ideal for exercise and dog walking.

Braunton is considered one of the largest in the country and the centre is an invigorating but level walk away. There is a wide range of amenities including churches, pubs, coffee shops, restaurants and a wide choice of local shops and stores. The is a Tesco super store and the family run Cawthorne's store in the village centre as well as butcher, greengrocer and hardware store.

Barnstaple, the main north Devon town, is 5 miles away and connected by the bus service. Here there is a wider choice of shopping, leisure and social facilities including covered town centre shopping at Green Lanes and out of town shopping at Roundswell. There is a brand new leisure centre, Tarka Tennis, The Queen's Theatre and Scott's cinema.

Access to the M5 Motorway is via The North Devon Link Road at Junction 27. The Tarka rail line connects to Exeter which picks up the direct route to London



Entrance Porch

Hallway

Living Room 4.87 x 3.67 (15'11" x 12'0")

Kitchen

3.44 max x 3.10 (11'3" max x 10'2")

Dining Room

5.28 x 2.26 (17'3" x 7'4")

Bedroom 1

3.56 x 3.36 (11'8" x 11'0")

Bedroom 2

3.33 x 2.64 (10'11" x 8'7")

Bedroom 3

3.33 x 2.13 (10'11" x 6'11")

Garage

4.85 x 2.44 (15'10" x 8'0")

Off Road Parking