

GROUND FLOOR  
780 sq.ft. (72.5 sq.m.) approx.



TOTAL FLOOR AREA : 780 sq.ft. (72.5 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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## Lovely 2 Bedroom Bungalow

18 Mint Park Road, Braunton, Devon, EX33 1LE

Asking Price

**£310,000**

- 2 Bedroom Bungalow
- UPVc D/G & Gas Heating
- Quiet & Popular Location
- Good Size Living Room
- Garage & Good Parking
- Viewing Is Essential
- Kitchen & Shower Room
- Lovely Garden With Views
- EPC: TBC

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## Directions

From Barnstaple proceed on A361 to Braunton. Continue to the very centre of the village and at the crossroads/ traffic lights turn left, signposted to Croyde. Continue on and take the last turning right into West Meadow Road, just before you leave Braunton. Carry on up the gently sloping hill and pass the 3 right hand turnings. After the turning to Homer Road, carry on up towards Shortacombe Drive and the property will be found on the right hand side.

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.  
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## Room list:

### Entrance Hall With Cupboards

### Living Room

5.31 x 3.44 (17'5" x 11'3")

### Kitchen

3.34 x 2.71 (10'11" x 8'10")

### Bedroom 1

3.62 x 3.45 (11'10" x 11'3")

### Bedroom 2

3.32 x 2.43 (10'10" x 7'11")

### Shower Room

2.43 x 1.91 (7'11" x 6'3")

### Garage

4.88 x 2.71 (16'0" x 8'10")

### Good Off Road Parking

### Lovely Rear Garden With Open Views

This is a very good opportunity to acquire a bright airy semi detached bungalow which benefits UPVc double glazing and gas fired central heating. The property will suit various types of buyers from first time to retirement, with different needs and it will make for a very pleasant and comfortable home. The property offers excellent off road parking for 4 cars.

Situated to the very west side of Braunton in the sought after area of Mint Park Road, means that access to some of north Devon's superb beaches is very convenient. The road comprises similar bungalows and slopes, on a gentle grade, down to the main road. However, being towards the top of Mint Park Road, ensures the property has some delightful southerly views from the garden towards the estuary and also to the hill to the north. Many of the properties in the road have been altered or extended and the present owners of no.18 have changed the accommodation around so the kitchen is now to the rear and has access to the rear garden.

The property was built in the mid 1970's and is of traditional cavity construction with rendered elevations under a concrete tiled roof and it is easy to run and maintain. The rooms flow nicely through the bungalow via the entrance hall, which has cupboards one housing the gas boiler. There is a very good size living room which has a wood burner to one corner. The 2 bedrooms are also a good size and the shower room is nicely appointed . The kitchen opens out to the garden and this is a wonderful area in which to lose yourself. There are 2 patios, one for a morning coffee and the other to enjoy the evening sun with something stronger! . You can always sit and enjoy the sun. through the day. To the bottom of the garden is a shed and greenhouse. well stocked flower beds and some shrubs. There is a back door to the attached garage. and good off road parking to the side and front.

In all, this is a really comfortable home which is sure to appeal to those looking for an easy to run home with a nice garden and in a quiet location.

Mint Park is a very sought after road situated to the very western side of Braunton village and comprises similar style bungalows. The properties here are nicely spread and so gives a good feeling of space.

The property occupies a good sized level plot with good open views to the hills behind and towards the estuary. There is access to the superb and sandy beaches at Saunton & Croyde appro. 3 & 5 miles away. Saunton also offers the renowned golf club with its two 18 hole championship courses. A bus stop is close by which connects to Croyde and Saunton and also to Barnstaple, the regional centre of north Devon which is approximately 5 miles to the south east.

A short distance from the bungalow is Pixie Dell Stores, convenient for the small necessities. Braunton is considered one of the largest villages in the country and caters well for its inhabitants with primary and secondary schooling, churches, public houses, medical centre, post office and library. There are a good choice of local shops and stores whilst there is also the Tesco Superstore. and the family run Cawthorne's Store.

Barnstaple offers further education at Petroc and a wider choice of shopping, leisure and social facilities including covered town centre shopping at Green Lanes and out of town shopping at Roundswell where there is a wide choice of super stores. There is a brand new leisure centre, Tarka Tennis Centre, The Queen's Theatre and Scott's cinema. Access to the M5 Motorway is via The North Devon Link Road at Junction 27 and The Tarka Rail Line connects to Exeter in the south which then picks up the direct route to London Paddington.

This is an excellent opportunity to acquire a well presented bungalow in a very good location and which is sure to appeal to those persons seeking an easy and economical to run home with good parking and gardens.

## Services

All Mains Connected

## Council

C

## EPC Rating

TBC

## Tenure

Freehold

## Viewings

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

