



76 SOUTH STREET, BRAUNTON

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Spacious & Adaptable Detached Bungalow

76 South Street, Branton, EX33 2AS

Guide Price

£525,000

- 4 Bedrooms, 2 Bathrooms
- Ample Off Road Parking
- NO ONWARD CHAIN
- Tucked Away But Convenient
- Ideal Modern Family Home
- Level Walk To Village Centre
- Large Enclosed Garden
- UPVc D/g, Gas C/h
- EPC: D

Directions

From Barnstaple proceed on the A361 to Branton and continue through Wrafton. At the Vellator roundabout turn left towards Tesco store. At next roundabout turn right, then immediately right into South Street. Proceed up this one way road and at South Street Church on the left, turn left immediately behind the church. The property will be the 4th on the right with ample parking to the front.

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Tucked away in a quiet yet convenient location within the village, this spacious four-bedroom detached bungalow offers the perfect blend of privacy and accessibility. With generous living accommodation, a large enclosed rear garden, and excellent access to local amenities and well-regarded Primary and Secondary schools, this property is perfectly suited for growing families.

As you approach, you're greeted with ample off-road parking and a handy porch, ideal for storing coats, shoes, and outdoor essentials. From here, step into a bright and cosy front sitting room, complete with a charming box bay window that floods the space with natural light.

To the other side of the property is a second, more spacious living room, enjoying lovely views over the garden and direct access via patio doors, perfect for indoor-outdoor living. Adjacent is a characterful kitchen featuring classic shaker-style units, generous worktop space, and room for all your essential appliances including a washing machine, dishwasher, oven, and fridge freezer.

Just beyond the kitchen, a rear lobby leads into the large master bedroom, complete with an ensuite bathroom and direct access to the garden, a perfect private retreat.

Towards the front of the home, you'll find three further well-proportioned bedrooms. Bedroom four, accessed from the front sitting room, could easily double as a home office or study, offering flexible living options. A central shower/wet room completes the internal layout.

Outside, the expansive enclosed garden is mainly laid to lawn with a decked area, ideal for children, pets, or simply enjoying sunny days and outdoor entertaining.

Homes like this are rarely available, so early viewing is highly recommended to fully appreciate all that 76 South Street has to offer.

Services

All Mains Connected

Council Tax band

B

EPC Rating

D

Tenure

Freehold



The house stands in a lovely, tucked away position being one of 4 properties off South Street with access via Velator Lane Avenue, to the rear of South Street church. Very few people know of this location as the access road is not marked and therefore, this is ideal for those people wanting a good degree of privacy but easy access to the village centre.

Being only a few minutes walk away, the village offers a wide range of amenities including primary and secondary schooling, Cawthorne's Store, churches, public houses, restaurants and a good number of local shops and stores and coffee houses. There is also a Tesco store within a level walk away with a bus stop offering a service that connects to superb sandy beaches of Croyde and Saunton to the west. Saunton also offers the renowned golf club with it two championship courses and both beaches are mecca for the avid surfer or those interested in water sport.

Barnstaple, the regional centre of north Devon is approximately 5 miles to the south east and here a wider range of amenities can be found. These include sports facilities, Tarka Tennis and the new Tarka Leisure Centre, whilst there is also the Queen's Theatre and Scott's Cinema in the centre of the town. Barnstaple offers excellent shopping facilities and access on to the link road which provides a convenient route to the M5 motorway at junction 27. The Tarka Rail Line connects to Exeter in the south which picks up the main route to London.



Room list:

Entrance Porch
2.31m x 0.56m (7'7 x 1'10)

Entrance Hall
3.81m x ?? (12'6 x ??)

Sitting Room
3.53m x 3.05m (11'7 x 10'0)

Dining Room
3.71m x 2.82m (12'2 x 9'3)

Sitting Room
4.06m x 3.89m (13'4 x 12'9)

Kitchen
3.86m x 2.11m (12'8 x 6'11)

Lobby
1.52m x 0.86m (5'0 x 2'10)

Master Bedroom
7.19m x 3.20m (23'7 x 10'6)

Bedroom 2
3.25m x 3.05m (10'8 x 10'0)

Bedroom 3
?? x ?? (?? x ??)

Shower Wet Room
2.59m x 1.73m (8'6 x 5'8)

First Floor

Bedroom / Study Room