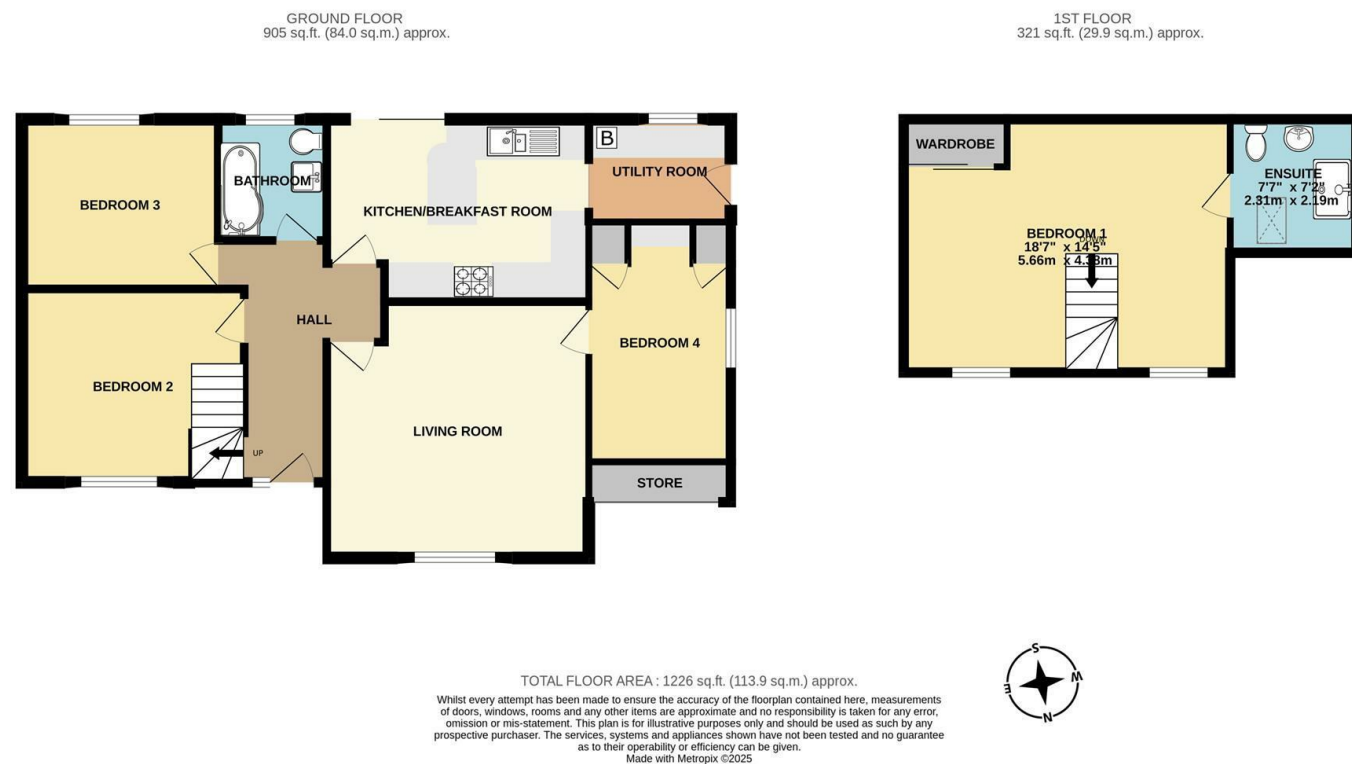




Splendid 4 Bedroom Family Home

4 Ralph Road, Branton, Devon, EX33 1DJ

Guide Price

£439,950

- Excellent Family Home
- 4 Bedrooms, 2 Bathrooms
- Kitchen/ Breakfast Room
- Utility Room & Outside Store
- Good Size Living Room
- UPVc D/G, Gas Heating, Solars
- South Facing, Level Gardens
- Immaculate Throughout
- EPC: C

Directions

From Barnstaple proceed along the A361 to Branton. At the traffic lights and crossroads in the centre of the village turn left signposted to Croyde and Saunton. Continue past our office on the right and carry on to the Saunton Road. Turn right at Cavie Crescent and immediately right again into Ralph Road and the property can then be found on the right hand side.

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

Call 01271 814114

or email branton@phillipsland.com

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 Porch

Entrance Hall

Living Room

4.5m (narrowing to 3.47m) x 4.44m (14'9" (narrowing to 11'4") x 14'6")

Kitchen/Breakfast Room

4.15m x 3.15m (max) (13'7" x 10'4" (max))

Utility Room

2.42m x 1.79m (7'11" x 5'10")

Bedroom 2

3.87m x 3.17m (12'8" x 10'4")

Bedroom 3

3.36m x 3.17m (11'0" x 10'4")

Bedroom 4

3.75 x 2.34 (12'3" x 7'8")

Bathroom

First Floor

Bedroom 1

5.32 x 4.18 (17'5" x 13'8")

En Suite Shower Room

2.30x 2.14 (7'6"x 7'0")

Off Road Parking & Store

Enclosed And Level Gardens

This is an excellent opportunity to acquire a very well presented detached chalet bungalow which has been the subject of tremendous expenditure over recent years and now offers extremely comfortable accommodation. Though ideal for family occupation, the property could also suit those retirement purchasers seeking a home which offers space and which can be occupied with minimum expense. The road comprises similar style properties and set to the west of Braunton, so access to the beaches is convenient. The property is of traditional cavity construction with pleasing part render, part exposed brick and part cedral cladding.

The property sits on a level plot with a private, south facing rear garden. The present owners have improved and extended the property to offer what is now bright and spacious home. The accommodation flows nicely and comprises a welcoming entrance hall and well fitted kitchen/breakfast room which has granite work surfaces and some integral appliances. Also, there are patio doors out to the rear garden and it also leads to a useful utility room. There are three ground floor bedrooms and a lovely bathroom with a shower bath. The living room is bright and is well proportioned, whilst to the first floor the main bedroom has built in wardrobes and a useful study area. From here, there is a nicely appointed en suite shower room. This first floor extension was all done in 2018.

To the side of the property is off good off road parking and a useful store with automatic garage roller door, installed in 2023. There is a small lawned front garden and side access to the rear garden which is enclosed and south facing. There is a decked area and summer house to one corner.

This is lovely home which is sure to impress as it is offered in very good order with bright, well arranged accommodation which benefits gas central heating with solar back up and UPVc double glazing. This should be viewed without delay in order to avoid disappointment, as property of this nature and location are always in good demand.

Services

All Mains Connected. Solar Panels

Council Tax band

C

EPC Rating

C

Tenure

Freehold

Viewings

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

