







TOTAL FLOOR AREA: 1226 sq.ft. (113.9 sq.m.) approx



## **Directions**

From Barnstaple proceed along the A361 to Braunton. 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 braunton@phillipsland.com

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Splendid 4 Bedroom Family Home

4 Ralph Road, Braunton, Devon, EX33 1DJ

- Excellent Family Home
- Utility Room & Outside Store
- South Facing, Level Gardens
- 4 Bedrooms, 2 Bathrooms
- Good Size Living Room
- Immaculate Throughout

Guide Price

£439,950

- Kitchen/ Breakfast Room
- UPVc D/G, Gas Heating, Solars
- EPC: C

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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

## **EPC** Rating

## Tenure

Freehold

## Viewings

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





Ralph Road forms part of the popular Saunton Park development which is to the west side of Braunton Village. A short distance away is the useful Pixie Dell stores: very handy for those every day necessities. The village centre is on a level walk away, whilst Kingsacre primary school is close by. Secondary education is at Braunton Academy and further education at Petroc in Barnstaple.

There is a regular bus service which connects to the superb and sand beaches at Saunton & Croyde which are 3 & 5 miles away. This makes it easy for all members of the family to enjoy a day at the beach. Saunton also boast a renowned golf club with its two 18 hole championship courses. The Braunton Burrows adjoins the golf courses and this is a UNESCO Biosphere Reserve. It offers excellent dog walking and a huge area to exercise. Braunton itself is a large village which caters well for its inhabitants including medical centre, library, pubs, churches, coffee shops, local shops and stores. There is a Tesco super store and the family run Cawthornes store.

Barnstaple, the regional centre of north Devon, is approximately 5 miles to the east and here there is a wider range of amenities with good town centre shopping at Green Lanes. There is out of town shopping at Roundswell where there is a good choice of super stores. There is access on to The North Devon Link Road which provides a convenient route to the M5 motorway at juct. 27.

## 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** 

