

GROUND FLOOR



12 CURVE ACRE, BRAUNTON

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## Directions

From Barnstaple proceed on the A361 to Braunton. At Wrafton bear right signposted The North Devon Athletics track and Heanton Punchardon. Continue along this road pass Braunton Academy continue onto the button roundabout where you turn right into Lower Park Road. Continue along this road, turning right opposite Tyspane nursing home into Barn Park. Continue down the road taking the first turning right into Curve Acre and follow the road around to the left where the property will then be found after a short distance on the right hand side with a 'For Sale' board clearly displayed.

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## Spacious Link Detached 2 Bedroom Bungalow

12 Curve Acre, Braunton, Devon, EX33 2HR

Guide Price

**£365,000**

- 2 Bedroom Link Det Bungalow
- Popular Residential Location
- Gas C/H & Double Glazed
- Spacious Lounge Diner
- Kitchen
- Sun Room Conservatory
- Shower Room
- EPC: D
- Must Be Viewed





## Room list:

### Entrance Hall

3.25m max x 2.51m max (10'8 max x 8'3 max)

### Lounge Dining Room

6.35m x 4.06m (20'10 x 13'4)

### Kitchen

3.73m x 2.79m (12'3 x 9'2 )

### Shower Room

### Inner Hall

2.08m x 0.89m (6'10 x 2'11)

### Bedroom 1

3.99m max x 3.66m (13'1 max x 12'0 )

### Bedroom 2

3.07m x 3.00m (10'1 x 9'10)

### Sun Room

5.36m x 3.43m (17'7 x 11'3 )

### Garage

5.16m x 2.59m (16'11 x 8'6)

### Popular Residential Location

### Low Maintenance Gardens

### Must Be Viewed

## Overview

This is an excellent opportunity to acquire this deceptively spacious and well arranged 2 bedroom link detached bungalow situated within the popular and sought after location of Curve Acre. The accommodation has the benefit of recently replaced double glazing and gas fired central heating. The property is sure to appeal to those persons looking for an easy to run retirement home, bolt hole retreat or will be of particular interest to those seeking a holiday home from which a healthy income stream could be generated.

The bungalow is believed to be of traditional cavity construction with pleasing exposed brick elevations under a concrete tiled roof. We thoroughly recommend a full internal inspection to appreciate the bright and cheerful accommodation. Briefly comprises entrance door leading into an entrance porch with useful storage cupboard. The dual aspect lounge diner is a very good size room, there is a marble effect hearth with timber surround and enjoys a pleasant outlook overlooking the front elevation. The kitchen is very well appointed and has a wide assortment of base and wall units finished with a shaker style door fronted units along with rolled top working surfaces. There is an inset stainless steel sink unit and gas hob along with an eye level oven. There is convenient access that leads out into the sunroom and has integral access to the garage along with direct access leading out into the sunny facing garden, There are 2 bedrooms both overlooking the rear garden, bedroom 1 is a good size double room with shower enclosure and an inset wash basin onto vanity unit, there is an assortment of fitted bedroom furniture. Bedroom 2 is also of good size which will accommodate a double bed if required. Furthermore, there is a shower room with newly fitted shower enclosure with aqua panelling, with full pedestal wash basin and WC.

This gardens are designed with easy maintenance in mind that require the minimum of upkeep and fuss, directly to the front is a private driveway providing off road parking leading to the attached garage with up and over door. There is a large expanse laid with stone chippings for easy maintenance yet could be utilised as formal garden or as additional off road parking if desired. The rear garden has also been thoughtfully planned and is mainly hard landscaped with a small section area laid to lawn. There is a paved area along with stone chippings leading from the sun room with pathway that wraps around the bungalow. Situated at the far end of the garden is a good size patio that enjoys a sunny facing aspect and offers a good degree of privacy. There is a mature flower border that extends along the rear boundary stocked with a wide variety of established plants and shrubs.

## Services

All mains connected.

## Council Tax

Band C.

## EPC Rating

Band D.

## Tenure

Freehold

## Viewings

Strictly by appointment. Call us on (01271) 814114.

