



GROUND FLOOR 1123 sq.ft. (104.4 sq.m.) approx.





Directions

From Barnstaple proceed to the centre of Braunton and at the traffic lights turn left signposted to Saunton and Croyde. Go along this road for approximately 3/4 of a mile and then take the right hand turning into Kingsacre. Number 30 will be found approximately half way up on the right, just after the entrance to Kingsacre School, with a For Sale board clearly displayed.

Looking to sell? Let us value your property for free! Call 01271 814114 or email braunton@phillipsland.com

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Requiring Modernisation Throughout

30 Kingsacre, Braunton, Devon, EX33 1BN

- Detached 3 Bedroom Bungalow
- Good Size Living Room
- · Garage, Parking & Cloakroom
- In Need Of Modernisation
- Kitchen & Bathroom
- Garden To Side & Rear

Offers In The Region Of

£385,000

- Front & Side Porch
- Gas Heating & Upvc D/G
- TREMENDOUS POTENTIAL

Braunton 01271 814114 • Barnstaple 01271 327878 www.phillipsland.com braunton@phillipsland.com





This spacious modern detached bungalow requires general modernisation and improvement but there is bundles of potential for this to become a fine and easy to run retirement home. Alternatively, there is space to the side which allows, subject to planning, potential to extend the accommodation and so make it a home for a growing family.

The bungalow is of traditional cavity construction with attractive and easy to run exposed brick elevations under an interlocking concrete tiled roof. There is the benefit of UPVc double glazing and gas fired radiator central heating. The plot is level and offers good off road parking and a garage. The accommodation offers 3 good size bedrooms which are arranged off the internal hall, as is the bathroom. This room, along with the kitchen, requires total refitting but they are blank canvasses for the new owner to put in their choice of suites and units. The bright, double aspect living room is a very generous size and has a lovely recess ideal for a dining table. There is a front entrance porch to the living room and a large side porch which has access to the kitchen, rear garden and the garage. To the rear of the garage is a useful cloakroom/utility which also opens to the rear garden.

Standing on a good size and level plot, there is a drive to the garage and this offers good off road parking. The open plan garden to the front is laid to lawn and some shrubs. The main garden is to the side and is also mainly to lawn. This area offers good potential (sub to PP) to extend the accommodation. The small garden to the rear offers privacy and is a good area to sit out in the morning to enjoy a cup of coffee. The gardens, generally, require cultivation.

In all, this is a very good opportunity for a developer/very keen DIY enthusiast to do what they like best and when done it will make for a very nice home. We reccommend a viewing in order to appreciate the potential the bungow offers.



All Mains Connected

Council Tax band

EPC Rating

Tenure

Freehold

Viewings

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





Kingsacre is a highly sought residential location of similar style bungalows, many of which have been extended and altered. There is easy level access to the village centre whilst only a few minutes walk away is the very handy Pixie Dell Stores, ideal for those everyday necessities, whilst Kingsacre Primary School is close by. Being to the west side of the village means access to the sandy beaches of Croyde and Saunton is easy. Saunton also offersthe renowned golf club with its 2 championship courses. This is connected by a regular bus service and the bus stop is literally a stones throw away from the property.

Braunton is a lovely village which caters well for its inhabitants with an excellent range of amenities including medical centre, opticians, public houses, churches, primary and secondary schooling, restaurants and a good number of coffee houses and local shops and stores.

Barnstaple, the regional centre, is 5 miles to the east and is also connected by the regular bus service. Here there are a wider range of amenities to hand including covered shopping at Green Lanes, out of town shopping at Roundswell and many social and leisure facilities including the new Leisure Centre, the Tarka Tennis Centre, Scotts Cinema and The Queens Theatre.

The Tarka Rail Line connects to Exeter in the South which futher connects to London (Paddington),† The North Devon Link Road provides a convenient route to the M5 motorway at junction 27, Tiverton. Tiverton Parkway also picks up the direct rail route to London Paddington.

This is an excellent opportunity to acquire a modern bungalow which, when modernised, would suit a variety of needs and purposes. Braunton is surrounded by the most delightful countryside and a few minutes to many of north Devon's most famous & renowned golden sandy beaches and the Tarka Trail which offers many miles of delightful walks & cycling along the estuary to Barnstaple.

Room list:

Entrance Porch

Living Room 7.01 x 5.13 narr. to 3.66

Kitchen

3.07 x 2.92 (10'1" x 9'7")

Side Porch 3.81 x 1.83 (12'6" x 6'0")

Inner Hall

Bedroom 1 4.22 x 3.61 (13'10" x 11'10")

Bedroom 2 3.10 x 3.10 (10'2" x 10'2")

Bedroom 3 3.05 x 2.13 (10'0" x 7'0")

Bathroom 3.12 max x 1.98 (10'2" max x 6'5")

Garage 5.19 x 2.55 (17'0" x 8'4")

Cloakroom/Utility 2.57 x 1.62 max (8'5" x 5'3" max)

Side Garden Laid To Lawn

Off Road Parking

Small Rear Garden

