

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



TOTAL FLOOR AREA : 1123 sq.ft. (104.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Requiring Modernisation Throughout
30 Kingsacre, Braunton, Devon, EX33 1BN

Offers In The Region Of

£385,000

- Detached 3 Bedroom Bungalow
- Good Size Living Room
- Garage, Parking & Cloakroom
- In Need Of Modernisation
- Kitchen & Bathroom
- Garden To Side & Rear
- Front & Side Porch
- Gas Heating & Upvc D/G
- TREMENDOUS POTENTIAL

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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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 elevatioins 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 apprceiate the potential the bungow offers.

Services

All Mains Connected

Council Tax band

C

EPC Rating

TBC

Tenure

Freehold

Viewings

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



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

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.

Branton 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. Branton 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.