



TOTAL FLOOR AREA: 1038 sq.ft. (96.4 sq.m.) approx.  
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## Superb Bungalow In Quiet Location

13 Ashmead Grove, Braunton, Devon, EX33 1AL

Asking Price

**£479,950**

- 2 Bedrooms and 2 Bathrooms
- Breakfaste Area & Dining Room
- Car Parking & Charging Point
- Comfortable Sitting Room
- UPVc D/G & Air Source Heating
- Delightful Private Gardens
- Very Well Appointed Kitchen
- Quiet, Tucked Away Position
- EPC: C

## Directions

From Barnstaple proceed on the A361 to Braunton and continue through the centre of the village. At the crossroads and traffic lights turn left signposted to Croyde and continue along this road and after a short distance take the first turning right at the White Lion Pub into North Street. After a short distance take the second turning left into Ashmead Grove and continue to the top of hill where you then turn left into the cul de sac and the property will be found on the right hand side.

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Offering extremely well presented and thoughtfully extended accommodation, this is an excellent opportunity to acquire a lovely detached bungalow. It occupies a quiet tucked away position in a very sought after cul de sac, yet it is only a few minutes walk from the town centre and its amenities.

The property has undergone a lot of improvements over recent years. The most recent additions are solar panels with batteries and air source heating, and electric EV point making this an efficient and economic to run home. Furthermore, there is the benefit of UPVc double glazing with reflective glass which adds to the privacy. The bungalow is of traditional cavity construction with pleasing part rendered and attractive part cedral clad elevations under a concrete tiled roof. An early inspection is advised to appreciate this easy to run home and the position within which the property sits.

The extended and improved accommodation comprises an entrance hall which is very bright as it has sun tube and a good sized double aspect living room with gas fire. There are two double bedrooms, the main bedroom has built in wardrobes and a good size en suite shower room with an automatic Velux window. The main bathroom has been fitted to a good standard and also has a sun tube making it a very bright room. The kitchen is to the rear of the bungalow and is nicely appointed with an excellent range of units and built in appliances. The wide Smeg induction hob has a wide Smeg oven below and flush ceiling extractor fan over. There is a built in dishwasher. To one end of the kitchen a a breakfast area which then oopens to the rear dining room which has Fench doors to the rear garden.

The gardens are a particular feature of the property being extremely well laid with two patio areas and a good number of plants, shrubs and trees all of which offer a good degree of privacy. There are 3 areas to sit in the garden and enjoy the sun as the rear faces a westerly direction. There is a very useful rear utility room and to the side of the bungalow is an enclosed area ideal for storage and sheds. To the front of the property there is off road parking for 2/3 cars, an electric car charging point and a very useful store room. The garden to the front is also nicely laid out with a good number of plants and shrubs and an area laid to chippings for ease of maintenance.

Properties of this nature are always in very good demand and being in such a convenient & quiet position, is considered ideal as easy to run retirement home or for a small family.

## Services

All Mains Connected. Air Source Heating & Solar Panels

## Council Tax band

C

## EPC Rating

C

## Tenure

Freehold

## Viewings

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



The bungalow is situated in the ever popular Ashmead Grove cul de sac which is a private road comprising similar style bungalows and is just off North Street, therefore, the property benefits from no passing traffic and is only a few minutes walk of the village centre and its amenities.

Branton is an extremely popular village which offers easy access to the sandy beaches at Croyde and Saunton approximately 3 miles to the west. The village offers an excellent range of amenities including medical centre, public houses, churches and a good number of local shops and stores. Cawthorne's Stores is conveniently located whilst there is also a Tesco superstore situated off South Street. There are also a good number of restaurants and coffee shops within walking distance as is the bus stop which connects to Barnstaple, the regional centre of North Devon, approximately 5 miles to the east. Here a wider range of shopping and social facilities can be found as well as access on to the North Devon Link Road which provides a convenient route to the M5 motorway at junction 27.

In all, this is an extremely pleasant and well maintained detached bungalow which is sure to appeal to those persons looking for an easy to run home and therefore, we recommend an internal viewing at the earliest opportunity to avoid disappointment.



## Room list:

### Entrance Hall

### Living Room

4.27m x 3.96m (14'0" x 12'11")

### Kitchen & Breakfast Area

5.31m x 3.66m narr to 3m

### Dining Room

4m x 1.96m (13'1" x 6'5")

### Bedroom 1

3.45m x 3m (11'3" x 9'10")

### En Suite Shower

### Bedroom 2

3.30m x 3.05m (10'9" x 10'0")

### Bathroom

### Rear Utility

2.37m x 2.16m (7'9" x 7'1")

### Front Store

2.93m x 2.38m (9'7" x 7'9")

### Delightful front and rear gardens

### Off road parking for 2/3 cars