



turners



Barnfield Close

Braunton, EX33 2HL

£450,000



6 Barnfield Close

Braunton, EX33 2HL

£450,000



This spacious, detached, three bedroom bungalow, situated in a sought after area of Braunton, offers great potential as a family home despite needing modernization. The property features a spacious front aspect living room, three bedrooms, and a recently refurbished kitchen. Both the front and rear gardens are generously sized, with the rear garden being a tranquil suntrap thanks to its south-facing orientation. Additional benefits include a garage for extra storage and ample parking on the driveway. This is a fantastic opportunity to create your dream home from a blank canvas.

Braunton is well known for its passionate community spirit and is rumored to be the largest village in England with the famous stretch of Sands, Braunton Burrows. The hustling village offers an abundance of activities and eateries, all locally run.

North Devon has a wealth of simply stunning golden sand beaches and has long been a mecca for British surfers. The area has recently been declared a 'world surfing reserve', one of just 12 places on the planet along with the Australia's Golden Coast and Malibu in California. For a change of scenery Exmoor National Park offers breath-taking rolling countryside, perfect for avid walkers.

Entry

7'0" x 3'1" (2.14 x 0.96)

A functional entryway serves as a transition zone between the outdoors and the interior, providing a convenient space to store coats and shoes before entering the living room.

Living Room

23'1" x 11'8" (7.06 x 3.56)

In need of modernization, this living room has the potential to become the heart of a family home. The spacious area is versatile in its use, featuring double-aspect windows that flood the room with natural light.

Kitchen

9'4" x 10'2" (2.87 x 3.11)

A rear-facing kitchen overlooking the garden has recently been renovated, offering ample space for appliances and convenient cupboard storage. Sliding doors lead to the sunroom, providing additional storage space.

Sunroom

5'8" x 12'1" (1.75 x 3.70)

A sunroom that provides access to both the front and rear of the property, as well as direct entry to the garage. Conveniently located adjacent to the kitchen, it offers valuable additional living space.

Hallway

10'2" x 2'11" (3.12 x 0.91)

An central inner hallway providing access to all rooms.

Bedroom One

11'3" x 11'8" (3.45 x 3.57)

A front-facing, spacious bedroom overlooking the garden, currently featuring ample built-in wardrobes and overhead cupboard space. There is plenty of room for any size bed, along with additional interior pieces to personalize the space.

Bedroom Two

9'7" x 10'1" (2.93 x 3.09)

Another generously sized double bedroom overlooking the rear garden, fully carpeted with neutral decor.

Bedroom Three

10'4" x 6'11" (3.17 x 2.12)

A well appointed rear room overlooking the back garden, ideal as a child's bedroom or a home office for those seeking a dedicated space. Like the other bedrooms, it features carpeting and neutrally painted walls.

Bathroom

6'5" x 10'1" (1.98 x 3.08)

In need of refurbishment but holds great potential to become a perfect family bathroom, with the added benefit of extra built-in storage. It currently includes a toilet, basin, and a bath with an electric shower.

Garage

8'5" x 17'5" (2.58 x 5.33)

A valuable addition to the property, this garage can accommodate a car or be used for storing household items.

Outside

At the front of the house, you'll find a large garden with ample driveway parking and additional off-road space, along with a single-car garage. The front garden features a partial border of bushes to provide some privacy from the main road.

To the rear of the home is a spacious south-facing garden offering complete privacy, not overlooked by neighbouring properties. It features a charming small stone patio and a splash of colour from blooming flowers. This area is ideal for entertaining during long summer evenings.

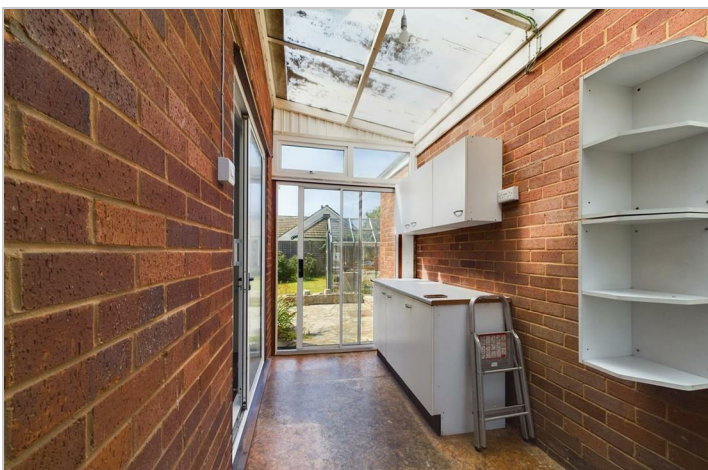
Agents Notes

We have been informed by the vendor that gas, electric, water and drainage are all mains connected.

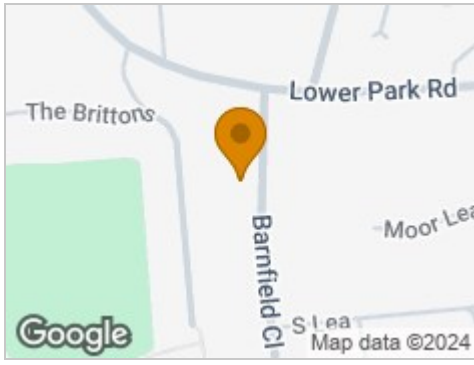
To comply with the property mis-descriptions act we must inform all prospective purchasers that the measurements are taken by an electronic tape measure and are provided as a guide only. We have not tested any mains services, gas or electric appliances or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase.

Directions

Head East on Caen Street. At the lights turn right onto Exeter Road before taking the first left onto Heanton Street and continue to the end of the road. Turn right onto Wrafton Road then at the roundabout take the second exit and proceed along Lower Park Road. Continue along the road before turning right onto Barnfield Lane were the property can be found on the right hand side.



Road Map



Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Turners Property Centre - Braunton Office on 01271 815651 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

4 Cedar House Caen Street, Braunton, EX33 1AH
Tel: 01271 815651 Email: rentals@turnerspropertycentre.co.uk
<https://www.turnerspropertycentre.co.uk>

Energy Efficiency Graph

