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Saunton Close, Braunton, EX33 1HA

£450,000







# Saunton Close

Braunton, EX33 1HA

An ideal four bedroom Semi Detached Bungalow tucked away yet only a few minutes short, flat walk to the village centre. This property offers generous accommodation on a great plot and would benefit from modernisation to maximise the potential of the home. The property offers the flexibility of a separate annex ideal for teenage family or an elderly relative. Other benefits include double glazing throughout and gas central heating.

Braunton is well known for it's passionate community spirit and is rumoured 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 breathtaking rolling countryside, perfect for avid walkers.

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## **Porch: 3'10" x 2'9" (1.17m x 0.84m)**

A useful entrance to store shoes and coats.

## **Reception Room One: 15'6" x 10'8" (4.72m x 3.25m)**

A bright spacious front facing lounge with feature fire place.

## **Kitchen One: 12'5" x 10'8" (3.79m x 3.27m)**

Generously proportioned kitchen with a range of base and eye level units with a built in oven and hob, with open plan views to dining room. This offers the perfect opportunity for modernisation to create exactly what works for your family.

## **Dining Room: 10'8" x 14'6" (3.27m x 4.42m)**

A light and airy double aspect dining rooms with rear facing views of the court yard and French doors leading to the back of the property.

## **Hallway: 3'11" x 12'9" (1.20m x 3.89m)**

All hallway leading to multiple rooms on this floor.







**Wet room: 8'3" x 5'6" (2.52m x 1.70m)**

A wet room comprising of a toilet, basin and shower that is in need of modernisation.

**Bedroom One: 11'11" x 10'8" (3.65m x 3.26m)**

A double room with a front facing aspect that would accommodate a double bed.

**Bedroom Two: 10'9" x 10'9" (3.28m x 3.28m)**

A double bedroom with views to the back garden. This room can accommodate a double bed and additional furniture.

**Reception Room Two: 15'6" x 15'4" (4.74m x 4.69m)**

A very bright second lounge with a bay window looking to the front of the property with, laminate flooring and a staircase leading to the upper level.

**Kitchen Two: 10'9" x 6'6" (3.29m x 2.00m)**

A compact second kitchen area units and double aspect windows of a view to the garden. The space could benefit from updating.

**Bedroom Three: 14'7" x 10'0" (4.45m x 3.07m)**

A generously proportioned single bedroom with both a Velux and Dorma windows with additional space for bedroom furnishings.

**Storage Room: 9'7" x 10'1" (2.93m x 3.08m)**

An excellent opportunity for either storage or walk in wardrobe.

**Bedroom Four: 12'7" x 11'8" (3.84m x 3.56m)**

A generously proportioned single bedroom with both a Velux and Dorma windows with additional space for bedroom furnishings. This room also benefits from eave storage.

**Bathroom: 8'5" x 4'2" (2.58m x 1.29m)**

An additional bathroom on the top level comprising of a bath, toilet and basin that will benefit from a renovation.





**Cupboard: 2'7" x 4'1" (0.81mx 1.26m)**

A useful cupboard for additional house hold objects.

**Outside:**

A wrap around garden on three sides. To the front of the property you have planted mature shrubs. You can find a useful bin storage area and the side of the house and a low maintenance courtyard to the rear.

**Directions:**

From our office head West on Caen Street and continue along Saunton Road. Take the first left onto Field Lane and proceed to turn right onto Second Field Lane. Take the first right onto Saunton Close where the property can be found on your right hand side.

**Agents Notes:**

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

To comply with the property Misdescriptions 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.



- A four bedroom Semi Detached Bungalow
- Ample driveway for multiple cars
- A short flat walk to the village centre
- Offers the perfect opportunity to make the home your own
- Opportunity for there to be a separate Annex

Floor Plans



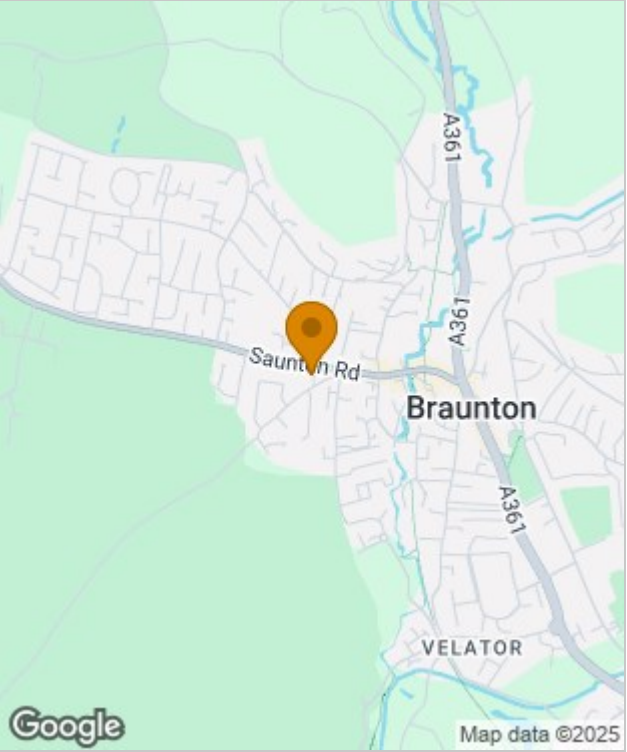
Viewing

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

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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

Location Map



Energy Performance Graph

