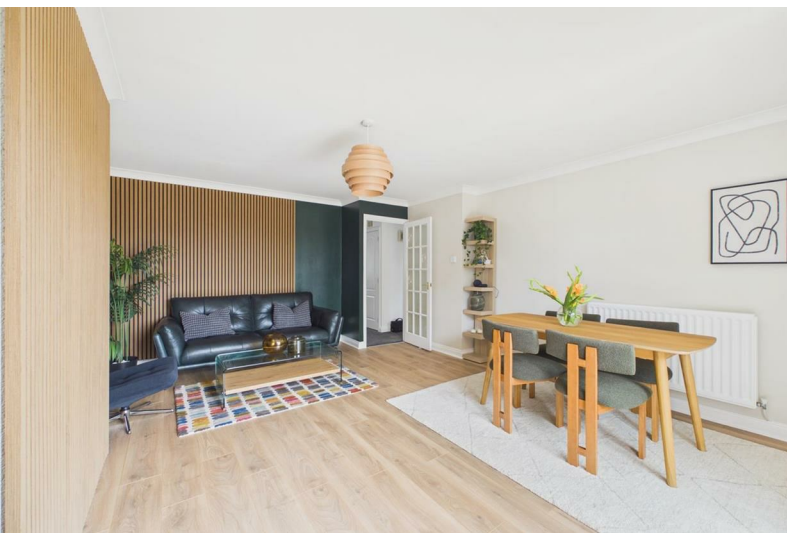




Moor Lea

Braunton, EX33 2PF

Price Guide £425,000



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Property Description

Situated in a popular residential location this well-presented two-bedroom detached bungalow offers comfortable single-level living with the added benefit of no onward chain. Occupying a great plot the property enjoys driveway parking for two vehicles, a single garage with an electric up-and-over door and subject to the necessary planning permissions offers excellent potential to incorporate the garage into the main accommodation to create additional living space if desired.

The bungalow is approached via a low-maintenance front garden, whilst to the rear is a fully enclosed sunny garden that has been thoughtfully designed for ease of maintenance. A level lawn is complemented by a patio seating area with mature shrubs, garden shed and side access, creating a private and secure outdoor space with distant countryside glimpses.

Internally, the accommodation is bright, spacious and well laid out with great personal finishes throughout. The fitted kitchen offers a range of wall and base units with integrated double ovens, a 4-ring gas hob, plumbing for a washing machine and additional under-counter appliance space with a window overlooking the rear garden and a side door provides direct access outside.

The impressive open-plan lounge and dining room is flooded with natural light and enjoys sliding patio doors opening directly onto the rear garden creating an excellent space for both everyday living and entertaining. A charming sun room, positioned to the rear of the garage provides the perfect place to enjoy a morning coffee whilst overlooking the garden.

Both bedrooms are well proportioned with the main bedroom featuring a fitted double wardrobe and the added luxury of an en-suite shower room. The second bedroom is equally well-proportioned and benefits from an extensive wall-to-wall triple fitted wardrobe. A contemporary family bathroom is fitted with a modern white three-piece suite comprising a bath with tiled surround, wash hand basin and WC. Having both a family bathroom and a separate en-suite is a real advantage, offering greater flexibility and convenience for couples, visiting family or guests.

Further practical benefits include excellent storage throughout with built-in hallway cupboards, a boarded loft providing useful storage space and additional storage available within the garage itself.

Offering well-balanced accommodation, excellent outdoor space, future potential and the convenience of two bathrooms, this is a superb bungalow that will appeal to a wide range of buyers seeking an easy to maintain home in a desirable setting.

Location

Braunton is well known for its 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.

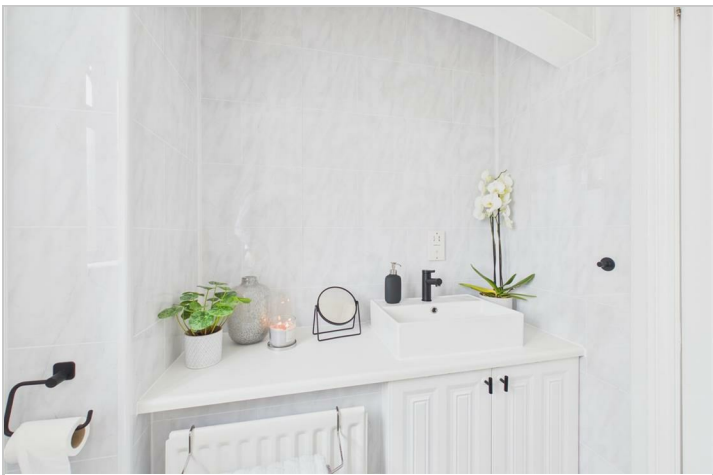
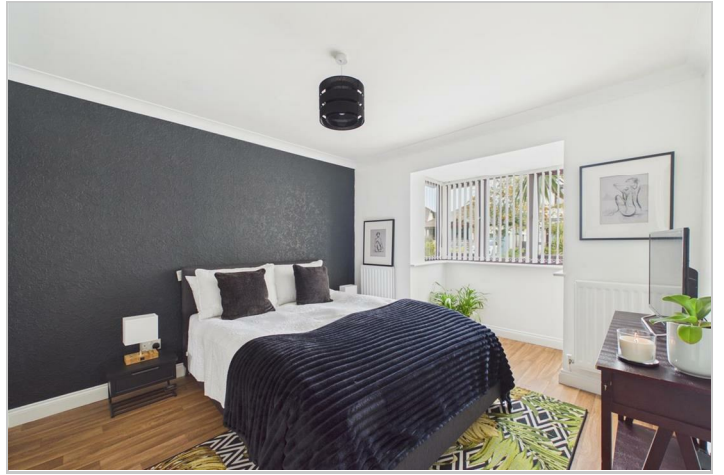
North Devon has a wealth of simply stunning golden sand beaches and has long been a mecca for British surfers. The area has recently been declared a 'world surfing reserve', one of just 12 places on the planet along with the Australia's Gold Coast and Malibu in California. For a change of scenery Exmoor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

Directions

Head east along Caen Street, at the traffic lights turn right onto Exeter Road. Take the first left and proceed onto Heanton Street. At the end of the road turn left onto Wrafton Road and immediately right on the roundabout onto Lower Park Road. Continue for a few hundred meters taking the right hand turning onto South Park. Continue to the end of the road taking the right hand turning onto Moor Lea, take the next immediate right continuing along Moor Lea, the property will be located a short distance along on the left hand side with number plate clearly displayed.

What3words – lamps.indicates.haven

Tel: 01271 815651



Road Map



Hybrid Map



Terrain Map



Floor Plan



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.

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

Energy Efficiency Graph

