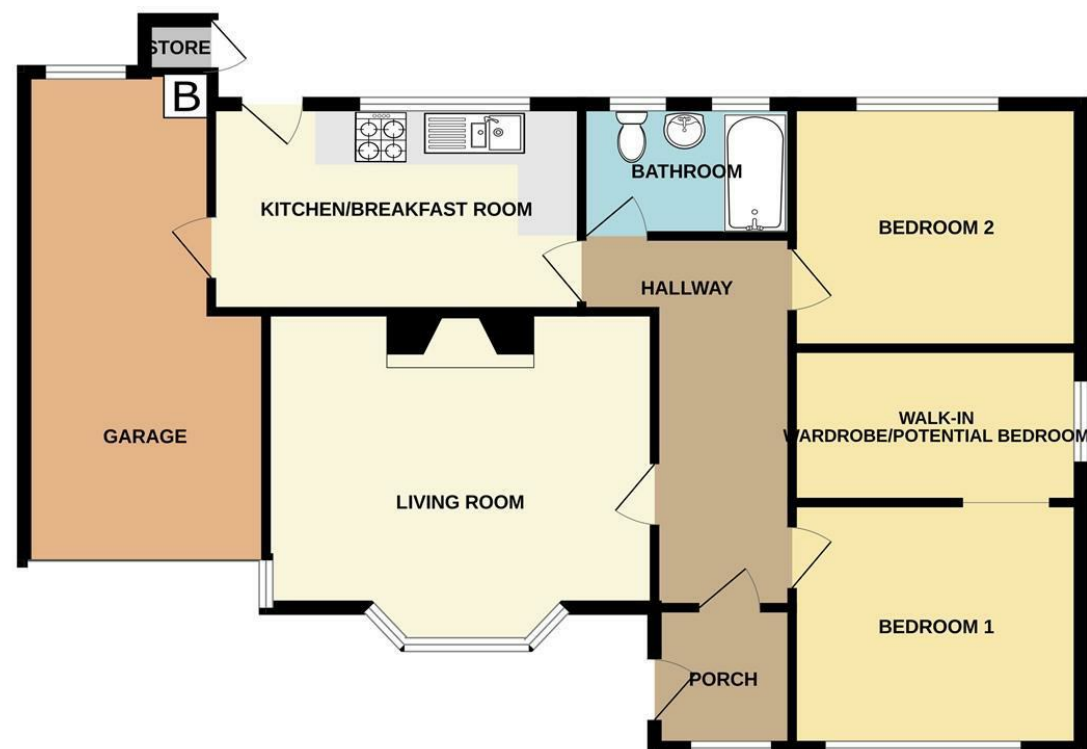


GROUND FLOOR



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 is given as to their operability or efficiency can be given.
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A Conveniently Situated 2/3 Bedroom Bungalow

43 The Brittons, Branton, EX33 2HF

Guide Price

£360,000

- A Conveniently Located 2 Bedroom Bungalow
- Originally Built as a 3 Bed Bungalow
- Cul-De-Sac Position
- Driveway and Garage
- Good Sized Front & Rear Gardens
- Close To Reputable Schools
- NO ONWARD CHAIN!
- Viewing Essential
- EPC: TBC

Directions

From Barnstaple proceed along the A361 to Branton and at Wrafton bear right signposted to the North Devon Athletics Track and Heanton Punchardon. Continue along this road past Branton School and onto the button roundabout. Here turn right into Lower Park Road taking the first turning on the right hand side into The Brittons. Bear left into the cul-de-sac at The Brittons and the property will then be found on your left hand side.

Looking to sell? Let us
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for free!

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or email branton@phillipsland.com

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Welcome to 43 The Brittons, Branton. This delightful detached bungalow, originally designed as a three-bedroom home, has been thoughtfully reconfigured to provide two well-proportioned bedrooms, including a spacious main bedroom with a walk-in wardrobe. For those seeking an additional bedroom, it could easily be reinstated as a three-bedroom property if desired.

Tucked away in a quiet cul-de-sac within the ever-popular Brittons development, this home enjoys a highly convenient location close to reputable schools and just a short stroll from Branton’s excellent local amenities.

Stepping inside, a welcoming porch provides useful space for coats and shoes, leading into the main hallway. The bright and airy living room benefits from a charming bay window, filling the space with natural light. The generous main bedroom offers the luxury of a walk-in wardrobe, while the second bedroom enjoys a pleasant outlook over the rear garden. The family bathroom is well-sized and fitted with a modern white three-piece suite and tiling throughout.

The kitchen provides ample cupboard and worktop space, along with room for a breakfast table. From here, you’ll find access to the attached garage and the rear garden.

Externally, the property boasts well-proportioned front and rear gardens. The rear garden combines a patio and decking area, perfect for outdoor entertaining, while the front garden provides additional space, ideal for families with children or pets.

This attractive bungalow is offered to the market with no onward chain, and an early viewing is highly recommended to fully appreciate everything it has to offer.

The bungalow forms part of the ever popular area of The Brittons, just off Wrafton Road which offers very convenient access to the village centre amenities, primary and secondary schools. This is a private road of varying styles and size properties with a nice mixture of retired and families making it a lovely area in which to reside. Indeed, many have done so for many years.

However, it is the convenient location which is the real attraction being only a short walk from the village centre with its many amenities to hand. Branton is a good size village which caters well for its inhabitants including Tesco super store, family run Cawthorne's store, Medical Centre, churches, pubs and many local shops and stores. There is easy access to the sandy beaches at Croyde & Saunton where there is also the renowned golf club with its two championship courses. A regular bus service from the village centre connects to the beaches.

Whilst the beaches at Saunton and Croyde offer excellent surfing and water sport facilities, there are other beaches close by including Putsborough Sands and Woolacombe. There is access to the South West Coast Path which provides many miles of superb walks, especially the Tarka Trail to Barnstaple which hugs the Taw Estuary. Branton also has an active bowls club

Barnstaple, the regional centre of north Devon, is 5 miles to the east and is also connected by the regular bus service. Here, there are a wide range of amenities with covered town centre shopping at Green Lanes and out of town shopping at Roundswell with its many superstores. Sport & leisure facilities include The Tarka Tennis Club, a brand new North Devon Leisure Centre and The Queens Theatre.

There is access to The North Devon Link Road which provides a convenient route to the M5 motorway at junction 27. The Tarka Rail Line connects to Exeter in the south and this picks up the direct route to London Paddington.

Room list:

Entrance Porch

Hallway

Living Room
4.87 x 3.70 (15'11" x 12'1")

Kitchen/Breakfast Room
4.64 x 2.77 (15'2" x 9'1")

Bedroom 1
3.62 x 3.08 (11'10" x 10'1")

Walk In Wardrobe/Potential Bedroom
3.65 x 1.93 (11'11" x 6'3")

Bedroom 2
3.65 x 3.06 (11'11" x 10'0")

Family Bathroom
2.62 x 1.68 (8'7" x 5'6")

Good Sized Garage

Services

All mains connected

Council Tax band

D

EPC Rating

D

Tenure

Freehold

