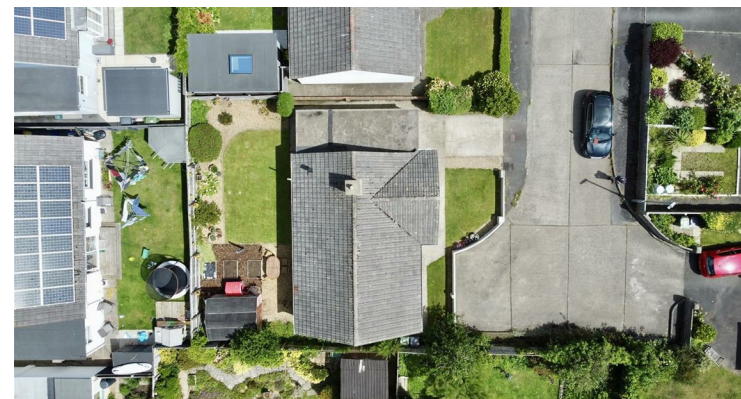


GROUND FLOOR



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 as to their operability or efficiency can be given.
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A Well Presented 2 Bedroom Bungalow In A Cul-De-Sac Guide Price

£365,000

8 Irving Close, Branton, EX33 1DH

- A Well Presented 2 Bedroom Detached Bungalow
- Situated In Saunton Park
- Garage & Off Road Parking
- Proposed Plans for 3rd Bedroom
- Short Drive To The Beach
- Good Sized Kitchen & Utility Room
- Cul-De-Sac Position
- 2 Double Bedrooms
- EPC: D

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Situated at the end of a peaceful cul-de-sac within the highly sought-after Saunton Park development, 8 Irving Close is a well-presented two-bedroom detached bungalow offering comfortable and versatile accommodation. While perfectly suited to family living, the property would also appeal to those seeking a quiet and manageable retirement home in a tucked-away location.

Upon entering the property, a practical entrance porch provides useful space for coats, shoes, and everyday storage. The welcoming hallway leads through to a spacious, south-facing living room, flooded with natural light and creating a bright and inviting living space.

To the rear of the property is a generously proportioned kitchen/dining room, offering ample worktop and cupboard space, making it ideal for both everyday living and entertaining. Adjacent to the kitchen is a useful utility room, both enjoying pleasant views over the rear garden. The utility room also provides internal access to the garage.

On the opposite side of the bungalow are two well-sized double bedrooms. The current owners have explored the potential for the creation of a third bedroom, with proposed plans available upon request. The application number is 80639.

Externally, the property benefits from off-road parking and a small front garden. To the rear is a delightful, private, and sunny garden of excellent size, providing the perfect space for children, pets, or simply enjoying outdoor relaxation.

In all, this charming bungalow offers an excellent opportunity to acquire a home in a desirable location, and an internal viewing is highly recommended to fully appreciate all that it has to offer.

Services

All Mains Connected

Council Tax band

C

EPC Rating

D

Tenure

Freehold



Irving Close is a Cul-De-Sac that forms part of the popular Saunton Park development which is to the west side of Braunton Village. A short distance away is the useful Pixie Dell stores: very handy for those every day necessities. The village centre is on a level walk away, whilst Kingsacre primary school is close by. Secondary education is at Braunton Academy and further education at Petroc in Barnstaple.

There is a regular bus service which connects to the superb and sand beaches at Saunton & Croyde which are 3 & 5 miles away. This makes it easy for all members of the family to enjoy a day at the beach. Saunton also boast a renowned golf club with its two 18 hole championship courses. The Braunton Burrows adjoins the golf courses and this is a UNESCO Biosphere Reserve. It offers excellent dog walking and a huge area to exercise. Braunton itself is a large village which caters well for its inhabitants including medical centre, library, pubs, churches, coffee shops, local shops and stores. There is a Tesco super store and the family run Cawthornes store.

Barnstaple, the regional centre of north Devon, is approximately 5 miles to the east and here there is a wider range of amenities with good town centre shopping at Green Lanes. There is out of town shopping at Roundswell where there is a good choice of super stores. There is access on to The North Devon Link Road which provides a convenient route to the M5 motorway at junction 27.



Room list:

Porch

Hall

Living Room

4.48 max x 4.34 max (14'8" max x 14'2" max)

Kitchen/Dining Room

4.48 x 2.66 to cupboards (14'8" x 8'8" to cupboards)

Bedroom 1

3.94 x 3.20 (12'11" x 10'5")

Bedroom 2

3.41 x 3.15 (11'2" x 10'4")

Shower Room

2.15 x 1.83 (7'0" x 6'0")

Utility Room

2.47 x 1.79 (8'1" x 5'10")

Garage

5.08 x 2.48 (16'7" x 8'1")

Off-Road Parking